



**GRASSROOTS**  
REALTY GROUP

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218 33 Avenue NE  
Calgary, Alberta

MLS # A2238699



**\$775,000**

Division:	Highland Park		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,770 sq.ft.	Age:	2022 (3 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Private, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Walk-In Closet(s)		

Inclusions: N/A

Incredible value in Highland Park! This beautifully maintained 2-storey semi-attached home offers stylish upgrades and a functional layout. The main floor features luxury plank flooring, quartz countertops, stainless steel appliances, and plenty of cabinetry and storage. Upstairs, you'll find 3 generously sized bedrooms including a spacious primary suite with a walk-in closet and a luxurious 5-piece ensuite with dual sinks and a soaker tub. The fully finished basement includes a 4th bedroom, full bathroom, and a large open family room complete with a wet bar—perfect for entertaining. Enjoy abundant natural light in this south-facing home, plus a double detached garage for added convenience. Pride of ownership shines throughout—this is the best-priced 2-storey semi in Highland Park!