

432 33 Avenue NW
Calgary, Alberta

MLS # A2191357



\$949,000

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|------------------|--|---------------|------------------|
| Division: | Highland Park | | |
| Type: | Residential/Duplex | | |
| Style: | 2 Storey, Side by Side | | |
| Size: | 2,023 sq.ft. | Age: | 2025 (0 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.07 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Level, Rectangular Lot | | |

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|--------------------|-----------------------------------|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Stucco, Wood Frame | Zoning: | R-C2 |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Walk-In Closet(s), Wired for Sound

Inclusions: NA

Introducing a stunning brand new semi-detached infill that perfectly balances contemporary design with classic finishes, nestled on a quiet tree-lined street. With over 2,800 square feet of total living space, this home is an ideal haven for a growing family, providing more square footage than the average semi-detached residence and easy access to top-notch schools. The main floor is awash with natural sunlight, featuring massive oversized south-facing windows that illuminate the open floor plan. Enjoy gatherings in the expansive front dining room, or entertain effortlessly with the large central kitchen island and sliding patio doors that seamlessly connect the rear living room to the outdoors. The luxurious primary bedroom boasts stunning vaulted ceilings and picturesque windows, complemented by a nearly 100 sq ft walk in closet and a beautifully appointed ensuite that exudes elegance. The second floor also includes two additional bedrooms, a convenient laundry room, and a well-designed 4-piece bathroom, making it perfect for families. The large rec room in the basement offers versatile space for a theatre, games room, or entertainer's paradise, while an additional fourth bedroom provides a perfect retreat for guests, an office, or a home gym. Complete with an open backyard space and a double detached garage, this home is a true showstopper in a prime location near 4th Street amenities, parks, schools, and quick access to downtown.