

**218 33 Avenue NE**  
**Calgary, Alberta**

**MLS # A2238699**



**\$775,000**

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

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Hardwood, Tile

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Stone, Stucco

**Foundation:** Poured Concrete

**Features:** Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

**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!