

**430 33 Avenue NW**  
**Calgary, Alberta**

**MLS # A2223893**



**\$925,000**

|                  |                                                          |               |                  |
|------------------|----------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Highland Park                                            |               |                  |
| <b>Type:</b>     | Residential/Duplex                                       |               |                  |
| <b>Style:</b>    | 2 Storey, Attached-Side by Side                          |               |                  |
| <b>Size:</b>     | 2,029 sq.ft.                                             | <b>Age:</b>   | 2025 (0 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, Front Yard, Level, Rectangular Lot |               |                  |

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

**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

**\*\*NEW PRICE\*\*** Discover this stunning brand-new semi-detached infill, perfectly blending modern style with classic charm on a quiet, tree-lined street. With over 2,900 sq ft of thoughtfully designed living space, this home offers more room than the average semi-detached, making it ideal for a growing family—plus it’s close to top-rated schools & parks. The main floor is flooded with natural light from oversized South facing windows and features an open layout perfect for entertaining. Enjoy the spacious front dining room, a large central kitchen island, and sliding patio doors that connect the cozy rear living room to the backyard. Upstairs, the luxurious primary suite offers vaulted ceilings, beautiful windows, a nearly 100 sq ft walk-in closet, and a spa-like ensuite. Two additional bedrooms, a stylish 4-piece bath, and a convenient laundry room complete the upper level. The finished basement includes a large rec room and a fourth bedroom—ideal as a guest suite, office, or gym. Outside, enjoy a private backyard and double detached garage, all just steps from 4th Street amenities, several parks, schools, and also downtown. Amazing value and quality build!