

225 33 Avenue NE
Calgary, Alberta

MLS # A2340689



\$845,000

Division:	Highland Park		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,851 sq.ft.	Age:	2016 (10 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Low Maintenance Landscape, Rectangular L		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		
Inclusions:	N/A		

REFINED INNER-CITY LIVING IN HIGHLAND PARK. Thoughtfully designed and beautifully finished, this sophisticated SEMI-DETACHED INFILL pairs contemporary style with a warm, highly functional interior. HARDWOOD FLOORING THROUGHOUT THE MAIN AND UPPER LEVELS, 3 bedrooms up, a fully finished basement, and a sunny SOUTH-FACING BACKYARD create a home that feels elevated yet exceptionally livable. The main floor makes an immediate impression with a bright, open layout beginning with a front dining room framed by large windows. At the heart of the home, the beautifully appointed kitchen features ceiling-height cabinetry, QUARTZ COUNTERS, a generous island with seating, and statement lighting. Designed as the natural gathering point, it connects effortlessly with the dining area and rear living room for a seamless flow from front to back. Anchoring the living room is a sleek fireplace with custom built-in shelving, while oversized windows draw in natural light and overlook the SOUTH backyard. A well-designed mudroom with built-in closet provides practical everyday storage and direct access outdoors. The SOUTH-FACING BACKYARD extends the living space outside, where a FRESHLY STAINED WOOD DECK provides the perfect setting for summer dining, BBQs, and relaxing in the sun. The fully fenced yard offers plenty of usable outdoor space, complemented by a DOUBLE DETACHED GARAGE with alley access. Upstairs, hardwood flooring continues throughout, bringing warmth and continuity to the bedroom level. The primary suite is a serene retreat with VAULTED CEILINGS, large windows, and a generous walk-in closet. The spa-inspired ensuite features dual sinks, a glass-enclosed shower, and a BUILT-IN SOAKING TUB. Two additional bedrooms, a full bathroom, and a dedicated laundry room with

upper cabinetry and sink complete the upper level. The FULLY FINISHED BASEMENT adds valuable living space with a spacious rec room and WET BAR, creating an inviting destination for movie nights, game days, and entertaining. A fourth bedroom and 3-PC BATHROOM complete the lower level, offering excellent flexibility for guests, older children, or a private home office. Ideally positioned in HIGHLAND PARK, this home combines the character of an established inner-city community with exceptional access to the best of Calgary. Enjoy convenient access to Buchanan School, Georges P. Vanier School, and James Fowler High School, along with nearby CONFEDERATION PARK, pathways, playgrounds, shopping, dining, and everyday amenities. Centre Street, Edmonton Trail, and 16 Avenue provide easy connections throughout the city, with DOWNTOWN CALGARY just a short commute away. CONTEMPORARY DESIGN, QUALITY FINISHES, A SUNNY SOUTH BACKYARD, AND AN OUTSTANDING INNER-CITY LOCATION make this a standout Highland Park home.