

406 33 Avenue NW
Calgary, Alberta

MLS # A2348057



\$885,000

Division:	Highland Park		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,937 sq.ft.	Age:	2015 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Heated Garage, Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape, Rectangular Lot		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Mixed, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: TV Wall Mounts, Samsung Frame TV in Family Room, Outdoor Shed, Ring Doorbell, Backyard Firepit, Garage Heater

Welcome to this beautifully designed home in the heart of Highland Park, ideally situated on one of the community's most desirable tree-lined streets. Offering over 2785 sqft of developed living space, this distinctive residence combines a functional floor plan, architectural details and designer finishes that set it apart. The spacious main floor is centred around a striking kitchen featuring two-toned custom flat-panel cabinetry, stainless steel appliances and an oversized waterfall granite island. Luxury wide plank vinyl flooring flows throughout the main level and continues upstairs, creating a seamless, elevated look. An architectural open-riser staircase enhances the airy feel, while the adjoining dining room makes a statement with designer wallpaper and an oversized rope light fixture that adds warmth and visual interest. The living room is anchored by a dramatic statement fireplace clad in black octagonal tile from floor to ceiling and complemented by custom built-in shelving. Oversized black-framed sliding patio doors flood the space with natural light while adding sophistication, tying into the kitchen's black cabinetry. The expansive doors create a seamless connection to the no maintenance backyard with a fire pit and entertaining area, perfect for indoor-outdoor living. Designer wallpaper feature walls add depth, texture and personality throughout. Even the powder room makes an impression with a dramatic colour-drenched design and textured walls, sure to impress your guests. Upstairs are three generously sized bedrooms, including an impressive primary retreat with 12.5 ft vaulted ceiling and dramatic floor-to-ceiling drapery create a luxurious atmosphere. A spacious walk-in closet provides ample storage, while the spa-inspired ensuite features heated floors, a soaker tub, huge walk-in shower and bench, ceramic tile and dual-sink vanity.

One of the secondary bedroom's also features 12.5ft. vaulted ceiling, adding another unexpected architectural detail, while a spacious laundry room and additional full bathroom complete the upper level. The fully developed lower level is designed for entertaining, offering a generous recreation room, full wet bar accented by stylish herringbone tile and custom built-in wall units. A fourth bedroom and full bathroom provide flexibility for guests, older children or a private home office. Additional comforts include central air conditioning, an on-demand hot water system and a heated double detached garage, adding everyday convenience and year-round functionality. Located on a beautiful tree-lined street in Highland Park, this home offers convenient access to schools, parks, shopping, restaurants and transit while being less than 10 minutes to downtown Calgary. With its distinctive design, thoughtful floor plan and elevated finishes throughout, this is a home you'll want to experience in person. Contact your favourite REALTOR to book your private showing today!