

# \$949,000 - 432 33 Avenue Nw, Calgary

MLS® #A2191357

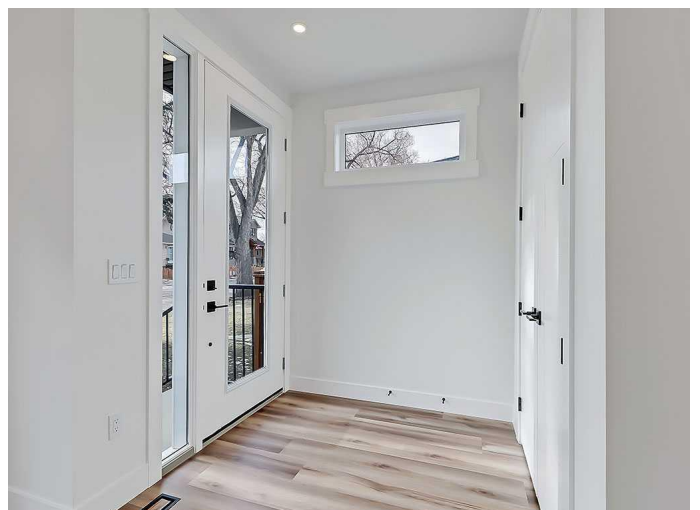
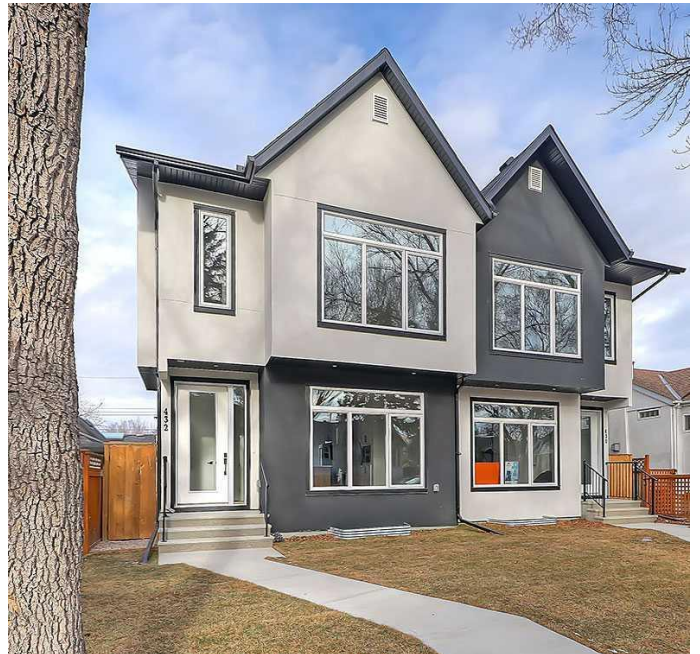
**\$949,000**

4 Bedroom, 4.00 Bathroom, 2,023 sqft

Residential on 0.07 Acres

Highland Park, Calgary, Alberta

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.



Built in 2025

**Essential Information**

MLS® #	A2191357
Price	\$949,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,023
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

**Community Information**

Address	432 33 Avenue Nw
Subdivision	Highland Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 0B4

**Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

**Interior**

Interior Features	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Walk-In Closet(s), Bar, Wired for Sound
Appliances	Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard, Lighting
Lot Description	Back Yard, Rectangular Lot, Back Lane, Front Yard, Level
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	January 31st, 2025
Days on Market	90
Zoning	R-C2

## Listing Details

Listing Office	eXp Realty
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