

# \$950,000 - 430 33 Avenue Nw, Calgary

MLS® #A2223893

**\$950,000**

4 Bedroom, 4.00 Bathroom, 2,029 sqft

Residential on 0.07 Acres

Highland Park, Calgary, Alberta

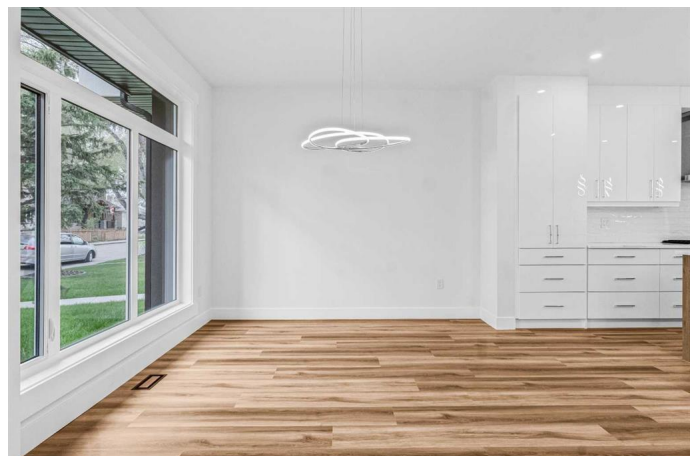
**\*OPEN HOUSE - Sat July 19 & Sun July 20!  
1:00 pm - 3:00 pm\*** Discover this stunning brand-new semi-detached infill, perfectly blending modern style with classic charm on a quiet, tree-lined street. With over 2,900 sq ft of thoughtfully designed living space, this home offers more room than the 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!

Built in 2025

## Essential Information

MLS® #

A2223893



Price	\$950,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,029
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	430 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	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
Appliances	Dishwasher, Microwave, Range Hood, Refrigerator, Gas Range
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 Lane, Back Yard, Front Yard, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 23rd, 2025
Days on Market	72
Zoning	R-C2

### **Listing Details**

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.