

# \$925,000 - 430 33 Avenue Nw, Calgary

MLS® #A2223893

**\$925,000**

4 Bedroom, 4.00 Bathroom, 2,029 sqft

Residential on 0.07 Acres

Highland Park, Calgary, Alberta

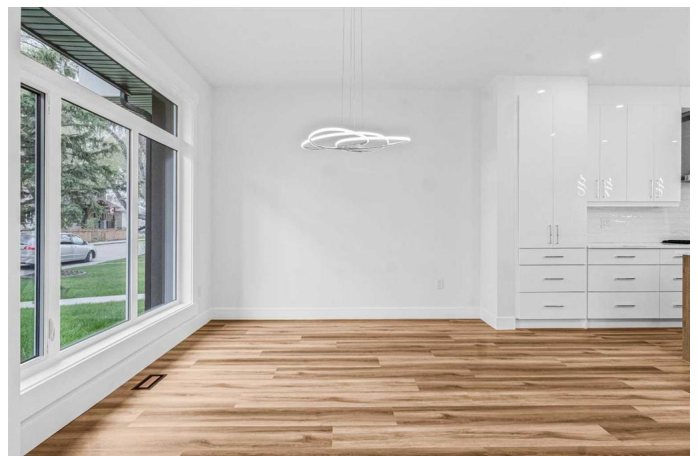
**\*\*NEW PRICE\*\*** Discover this stunning brand-new semi-detached infill, perfectly blending modern style with classic charm on a quiet, tree-lined street. With over 2,900 sq ft of thoughtfully designed living space, this home offers more room than the average semi-detached, making it ideal for a 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!

Built in 2025

## Essential Information

MLS® # A2223893

Price \$925,000



|                |                        |
|----------------|------------------------|
| 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, Storage, Walk-In Closet(s), Recessed Lighting, 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 | Lighting, Private Yard                                   |
| 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 | 108            |
| Zoning         | R-C2           |

### **Listing Details**

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

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