

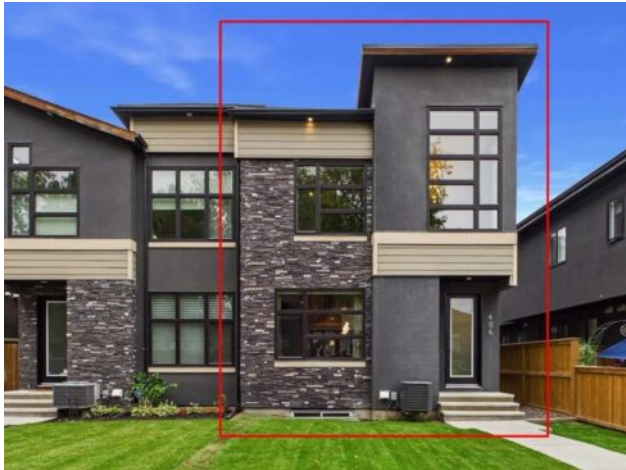


GRASSROOTS
REALTY GROUP

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406 33 Avenue NW
Calgary, Alberta

MLS # A2348705



\$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		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Interior Lot, Level, Lo		

Heating:	In Floor, Electric, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cedar, Other, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Granite Counters, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), WaterSense Fixture(s), Wet Bar, Wired for Data, Wired for Sound		
Inclusions:	TV Wall Mounts, Samsung Frame TV in Family Room, Outdoor Shed, Ring Doorbell, Backyard Fire Pit, Garage Heater		

One of the BEST TREE lined streets in Highland Park | Main floor: two-tone custom kitchen (flat-panel cabinets, stainless appliances, waterfall granite island), wide-plank vinyl throughout main and upper, open-riser stairs, dining room with wallpaper and rope fixture, living room with floor-to-ceiling black octagonal-tile fireplace and built-ins. Black-framed sliding doors to no-maintenance backyard with fire pit. Powder room with textured, colour-drenched walls. Upper: 3 bedrooms. Primary has 12.5-ft vaulted ceiling, walk-in closet, ensuite with heated floors, soaker tub, walk-in shower + bench, dual vanity. One other bedroom also vaulted. Laundry + full bath. Lower: rec room, wet bar (herringbone tile, built-ins), 4th bedroom, full bath. A/C, on-demand hot water, heated double detached garage. Near schools, parks, shops, restaurants, and transit.