311 33 Avenue NE

Calgary | Active | MLS® A2349099

$829,900









Bedrooms	Bathrooms	Year Built	Living area
3	**1**	**1955**	**1,159 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by MaxWell Canyon Creek

A closer look

Developer/Builder/Investor alert! Approved Development Permit DP2025-07314 for 4 townhouse units + 4 secondary suites + detached garage (8 doors total). A shovel-ready infill site in Highland Park - the DP process is done, so you can build with confidence. Currently generating $3,000/month rental income through April 2027 to offset holding costs while you prepare to build. R-CG zoned lot with excellent access to Centre Street amenities, schools, parks and downtown. A rare chance to secure an approved 8-door project in one of Calgary's most active infill corridors.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2349099
Bedrooms	3
Bathrooms	1
Year Built	1955
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Bungalow
Total Living Area:	1,159 sq. ft.
Main Level Finished Area:	1,159 sq. ft.
Acreage:	No
Lot Area:	5,748 sq. ft.
Lot Frontage:	49'11"
Front Exposure:	North

Levels:	One
Total Rooms Above Grade:	6
Year built:	1955 (Age: 71)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	3
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	5942AD
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Ceramic Tile
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	4
Parking Total/Covered:	4 / -

Laundry Features:	Main Level
City Quadrant:	Northeast
Community:	Highland Park (Calgary)
Appliances:	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer Stacked
Inclusions:	N/a
Restrictions:	None Known
Main Floor	Bedroom · 11'5" × 9'8" ·
Main Floor	Bedroom - Primary · 11'11" × 10'2" ·
Main Floor	Bedroom · 11'8" × 9'6" ·
Main Floor	Eat in Kitchen · 16'7" × 11'6" ·
Main Floor	Living Room · 17'1" × 12'4" ·
Main Floor	Entrance · 4'11" × 3'7" ·
Main Floor	Laundry · 2'3" × 2' ·
Main Floor	Other · 39' × 11'1" ·
Title to Land:	Fee Simple
Community Features:	Park, Schools Nearby, Shopping Nearby
Interior Features:	No Smoking Home
Exterior Features:	Other
Patio And Porch Features:	None
Lot Features:	Back Lane, Front Yard
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-CG
Listed Date:	Oct 08, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/311-33-avenue-ne-calgary-a2349099/

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.