



THE
A-TEAM

**RE/MAX
FIRST**

211 33 Avenue, Calgary T2S 0S7

MLS® #: **A2117564**

Area: **Parkhill**

Listing Date: **03/29/24**

List Price: **\$2,999,900**

Status: **Active**

County: **Calgary**

Change: **-\$300k, 23-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2002**
Lot Information
Lot Sz Ar: **5,984 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **3,138**
Low Sqft:
Ttl Sqft: **3,138**

DOM

49
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **6**
Garage Sz: **3**

Access:

Lot Feat:

Back Yard,Cul-De-Sac,Front Yard,Lawn,Low Maintenance Landscape,Landscaped,Level,Street Lighting,Rectangular Lot,Views
Triple Garage Detached

Park Feat:

Utilities and Features

Roof: **Other**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony,Other,Outdoor Kitchen,Private Yard**

Construction: **Stucco,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Cork,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Oven,Central Air Conditioner,Dishwasher,Garage Control(s),Gas Cooktop,Microwave,Oven-Built-In,Refrigerator,Warming Drawer,Washer/Dryer,Washer/Dryer Stacked,Window Coverings**
Int Feat: **Bookcases,Built-in Features,Central Vacuum,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Jettied Tub,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Stone Counters,Storage,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	5`6" x 5`5"
Dining Room	Main	17`10" x 14`5"
Kitchen	Main	17`2" x 14`5"
Living Room	Main	29`0" x 18`7"
5pc Ensuite bath	Second	11`0" x 12`4"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Breakfast Nook	Main	13`0" x 12`2"
Foyer	Main	9`6" x 13`1"
Office	Main	13`8" x 12`4"
4pc Bathroom	Second	5`6" x 8`5"
Bedroom	Second	10`11" x 16`11"

Bedroom
Bedroom - Primary
3pc Bathroom
Bedroom
Other
Furnace/Utility Room

Second
Second
Basement
Basement
Basement
Basement

10`8" x 15`6"
20`5" x 20`1"
8`8" x 5`2"
12`2" x 11`6"
12`1" x 8`10"
11`1" x 12`5"

Loft
Walk-In Closet
Wine Cellar
Bonus Room
Game Room

Second
Second
Basement
Basement
Basement

14`11" x 14`9"
7`1" x 12`0"
9`10" x 11`1"
16`2" x 15`7"
16`9" x 24`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

144FL

Zoning:
R-C2

Remarks

Pub Rmks:

Nestled on Parkhill's most coveted street on one of the city's rare .14-acre ridge lots, this contemporary residence on a private cul-de-sac across from a park offers exquisite panoramic views of downtown Calgary. With its embrace of modern design principles, this 4800 SqFt, 4-bedroom residence exudes timeless elegance, boasting a layout that seamlessly merges comfort with style. The soothing palette and refined hardwood flooring throughout foster a sense of continuity and sophistication. Every detail has been meticulously crafted, with custom built-ins contributing to the clean, streamlined aesthetic. Strategically positioned floor-to-ceiling windows not only flood the interior with natural light but also offer captivating views from every angle. Designed with entertainment in mind, the main floor effortlessly integrates open spaces that complement each other. The living room, enhanced by a gas fireplace, creates an inviting atmosphere that flows seamlessly into the formal dining area above. The kitchen, a haven for culinary enthusiasts, showcases top-of-the-line appliances and ample storage, ensuring seamless hosting experiences. Additionally, a breakfast nook with a built-in fish tank adds a unique touch of charm. Step outside onto the rear patio, perfect for alfresco dining. Completing the main floor is a versatile space that could serve as either a pantry or an office, catering to the diverse needs of modern living. Upstairs, the primary suite offers an oasis of luxury and breathtaking views. The spacious bedroom features a custom floating walnut bed frame, complemented by an en-suite bathroom and a generously sized walk-in closet. A balcony extends from the suite, providing a serene retreat on warmer days. Equally impressive are the secondary bedrooms, each offering ample storage and access to a shared bath. A bonus room adds versatility, serving as an additional space for relaxation. Descending to the in-floor heated walk-out basement reveals a haven for family enjoyment. Here, a home theatre, games room, and temperature-controlled wine room await, alongside a soothing hot tub. A bedroom with an en-suite bathroom completes this level, ideal for accommodating guests in comfort and style. Outdoor living reaches new heights with a stunning courtyard boasting both hard and soft landscaping, an outdoor kitchen, a pergola, and an inviting fire pit. An oversized, heated triple garage caters to the needs of car enthusiasts with ample space for vehicles and storage. Conveniently situated across from an off-leash dog park, pathways, and Stanley Park, and within walking distance to the vibrant restaurants, shops, and amenities of trendy Mission, this home presents a rare opportunity for discerning buyers. Don't miss it.

Inclusions:
Property Listed By:

N/A
Sotheby's International Realty Canada

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









