



THE
A-TEAM

**RE/MAX
FIRST**

936 33 Street, Calgary T2N 2W8

MLS®#: **A2143784**

Area: **Parkdale**

Listing Date: **06/20/24**

List Price: **\$1,499,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

2,786

Year Built:

2024

Low Sqft:

Lot Information

Ttl Sqft:

2,786

Lot Sz Ar:

2,997 sqft

Lot Shape:

Access:

Lot Feat:

Park Feat:

Back Yard,Front Yard,Rectangular Lot

Double Garage Detached

DOM

100

Layout

Beds:

6 (4 2)

Baths:

4.5 (4 1)

Style:

3 Storey,Side by Side

Parking

Ttl Park:

4

Garage Sz:

2

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Entrance,Private Yard**

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

Kitchen Appl: **Built-In Oven,Dishwasher,Garage Control(s),Microwave,Range Hood,Refrigerator**
Int Feat: **Built-in Features,Chandelier,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Separate Entrance,Soaking Tub,Storage,Vaulted Ceiling(s),Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	14`1" x 13`3"	Kitchen	Main	17`6" x 8`11"
Dining Room	Main	12`10" x 11`0"	Bedroom	Second	14`0" x 12`6"
Bedroom	Second	10`0" x 9`11"	Laundry	Second	9`1" x 5`8"
Bedroom - Primary	Third	14`0" x 13`6"	Bedroom	Second	11`7" x 11`0"
Bedroom	Basement	12`5" x 10`7"	Living Room	Basement	18`1" x 9`8"
Kitchen	Basement	9`0" x 8`0"	2pc Bathroom	Main	
4pc Bathroom	Basement		5pc Ensuite bath	Third	
4pc Bathroom	Second		5pc Ensuite bath	Second	
Office	Main	6`9" x 5`6"	Bedroom	Basement	10`1" x 9`2"

Office
Walk-In Closet

Third
Third

10`0" x 9`9"
8`10" x 6`0"

Pantry
Walk-In Closet
Legal/Tax/Financial

Main
Third

8`4" x 4`11"
12`4" x 6`1"

Title:
Fee Simple
Legal Desc:

TBV

Zoning:
R-C2

Remarks

Pub Rmks: **Luxurious 3-STOREY SEMI-DETACHED MODERN INFILL coming soon to PARKDALE! Featuring over 3,595 sq ft of living space, w/ a FULLY DEVELOPED 2-BED BASEMENT SUITE (subject to permits & approvals by the city), MAIN FLOOR OFFICE, & THIRD FLOOR LOFT w/ BALCONY w/ DT VIEWS! Situated at the end of a dead-end street, steps away from a green space/dog park & minutes to the community-favourite Helicopter Park, Foothills Hospital, Westmount Charter School, and the Bow River Pathway System! The foyer enjoys a built-in closet & bench w/ hooks w/ direct access to the front dining room, which enjoys pocket door access to the walkthrough butler's pantry. Past the main floor office w/ built-in desk & upper shelving, the central kitchen is sure to impress w/ sophisticated finishes & top-of-the-line upgrades, including custom ceiling-height cabinetry, a full-height backsplash, & an oversized island ideal for daily life & entertaining w/ flush bar seating. The upgraded S/S appliance package includes a gas cooktop w/ a custom hood fan, a built-in wall oven & microwave, a dishwasher, & a French-door refrigerator. The living area centres on an inset gas fireplace w/ full-height tile & custom millwork. Sliding glass doors provide direct access to the Southeast back deck & fully fenced yard, while a large mudroom w/ a built-in closet & a bench w/ hooks is great for you organized when entering the home from the double detached garage. The powder room is neatly tucked away off the mudroom for privacy. The second level features painted ceilings, engineered hardwood flooring, three bedrooms, & a tiled laundry room. The front is dedicated to the master bedroom w/ a stunning 5-pc ensuite w/ heated tile floors, quartz vanity w/ dual undermount sinks, a fully tiled walk-in shower, & a free-standing soaker tub, plus a large walk-in closet w/ custom-millwork. The two additional bedrooms feature walk-in closets & share the main 4-pc bath w/ modern vanity & a full-height tiled tub/shower combo. Up another level, you're in the spacious third-floor loft w/ a separate space for an office, full bath, and a wet bar & sliding glass patio doors that bring you onto the large balcony with downtown views! The living space continues into the 2-BED SUITE (subject to permits & approvals by the city) w/ private access, dedicated laundry, contemporary kitchen, spacious living room, & a modern 4-pc bath w/ fully tiled tub/shower combo. The perfect space for a mother-in-law suite or for a mortgage helper!**

Inclusions: N/A
Property Listed By: RE/MAX House of Real Estate

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





