



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**922 33A Street, Calgary T2N2X3**

MLS®#: **A2147593**

Area: **Parkdale**

Listing Date: **07/07/24**

List Price: **\$1,375,000**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 04-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2024**

Lot Information

Lot Sz Ar: **2,997 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,938**  
Low Sqft:  
Ttl Sqft: **1,938**

DOM

**71**  
Layout  
Beds: **4 (3 1)**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

Ttl Park: **2**  
Garage Sz: **2**

Access:

Lot Feat: **Landscaped,See Remarks**  
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Other**

Construction: **See Remarks**  
Flooring: **Carpet,Ceramic Tile,Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Dishwasher,Gas Cooktop,Oven-Built-In,Refrigerator,Washer/Dryer**  
Int Feat: **Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,See Remarks,Separate Entrance,Soaking Tub,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	5`6" x 5`6"
Dining Room	Main	10`4" x 13`1"
Bedroom - Primary	Second	11`0" x 15`10"
Bedroom	Second	7`9" x 12`11"
Bedroom	Basement	9`0" x 11`6"
Family Room	Basement	14`6" x 15`9"

Room	Level	Dimensions
Kitchen	Main	12`3" x 21`0"
Living Room	Main	13`11" x 15`0"
Bedroom	Second	9`7" x 13`5"
Laundry	Second	5`8" x 7`9"
Other	Basement	4`6" x 7`9"
Exercise Room	Basement	7`9" x 9`7"

Storage  
4pc Bathroom  
3pc Bathroom

Basement  
Second  
Basement

3`2" x 7`9"  
4`11" x 9`6"  
4`11" x 7`10"

2pc Bathroom  
5pc Ensuite bath

Main  
Second

4`11" x 5`0"  
7`4" x 11`8"

Legal/Tax/Financial

Title:  
Fee Simple  
Legal Desc:

8321AF

Zoning:  
R-CG

Remarks

Pub Rmks:

**Where LOCATION meets LUXURY....Step into the exquisite charm of 922 33 A ST NW, urban living in the heart of Parkdale. This stunning detached home boasts a contemporary design, nestled in a classic Calgary neighborhood, offering a blend of timeless elegance and modern flair. As you enter you're greeted by lofty 10-foot ceilings, setting the stage for the grandeur and attention to detail that awaits inside. The spacious kitchen features abundant, beautifully crafted cabinetry, complemented by a front dining area perfect to entertain. The cozy living room at the rear of this home offers serene + elevated views of the soon to be fully landscaped backyard. The main living space is accentuated by a captivating feature wall and striking floor-to-ceiling fireplace, sure to impress even the most discerning eye. Herringbone hardwood flooring on the main level adds a touch of sophistication, while herringbone detailing in the carpets below adds an extra layer of elegance. A convenient half bath and additional side door entry enhance the functionality of the main floor, ensuring effortless movement throughout the property. Upstairs indulgence awaits with a spa-like ensuite boasting a steam shower, soaker tub, and heated floors, creating a sanctuary you'll never want to leave. Generously sized secondary bedrooms, a stylish laundry room, and another full bathroom complete the upper level. The open riser staircase is another compelling aesthetic in heart of this home. The basement offers further entertainment options with a wet bar, fourth bedroom, home gym or flex area, media room, and yet another full bathroom, catering to all your lifestyle needs. With its walk-up sunshine basement, natural light floods the lower level, creating a warm and inviting atmosphere. Additional features include fully installed speakers, roughed-in hydronic heated flooring, roughed-in A/C, and a roughed-in vacuum system, elevating the home's comfort and convenience. With its impeccable finishes and exceptional attention to detail this residence is truly a treasure.**

Inclusions:  
Property Listed By:

**N/A  
The Real Estate District**

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