



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**927 33 Street, Calgary T2N 2W9**

MLS®#: **A2159243**

Area: **Parkdale**

Listing Date: **08/21/24**

List Price: **\$1,199,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Semi Detached (Half Duplex)**

City/Town: **Calgary**  
Year Built: **2024**  
Lot Information  
Lot Sz Ar: **3,000 sqft**  
Lot Shape:

Access:  
Lot Feat: **Back Lane,Back Yard,Low Maintenance Landscape,Rectangular Lot**  
Park Feat: **Double Garage Detached**

DOM

**28**  
Layout  
Beds: **4 (3 1)**  
Baths: **3.5 (3 1)**  
Style: **2 Storey,Side by Side**  
Parking  
Ttl Park: **2**  
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Private Yard**

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

Kitchen Appl: **Built-In Oven,Dishwasher,Garage Control(s),Gas Cooktop,Microwave,Range Hood**  
Int Feat: **Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Quartz Counters,Recessed Lighting,Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>14`3" x 13`10"</b>	<b>Kitchen</b>	<b>Main</b>	<b>17`11" x 15`8"</b>
<b>Dining Room</b>	<b>Main</b>	<b>13`10" x 10`11"</b>	<b>Pantry</b>	<b>Main</b>	<b>5`8" x 4`11"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`0" x 4`11"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>14`4" x 12`6"</b>
<b>Walk-In Closet</b>	<b>Upper</b>	<b>9`0" x 4`1"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>11`5" x 9`9"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`0" x 9`9"</b>	<b>Bonus Room</b>	<b>Upper</b>	<b>10`0" x 9`4"</b>
<b>Laundry</b>	<b>Upper</b>	<b>8`10" x 5`6"</b>	<b>4pc Bathroom</b>	<b>Upper</b>	<b>8`11" x 4`11"</b>

5pc Ensuite bath  
Game Room  
4pc Bathroom

Upper  
Basement  
Basement

16`1" x 8`10"  
22`11" x 19`0"  
8`0" x 4`11"

Bedroom  
Furnace/Utility Room

Basement  
Basement

13`8" x 12`0"  
10`0" x 6`11"

Legal/Tax/Financial

Title:  
Fee Simple  
Legal Desc:

Zoning:  
R-C2

TBV

Remarks

Pub Rmks:

**You'll absolutely love your new SEMI-DETACHED INFILL nestled in the heart of PARKDALE! Everything you need is close by for the ultimate inner-city lifestyle - fields and playgrounds, Westmount Charter School, an off-leash dog park, Foothills Hospital, the Bow River and the pathway system, University District shopping, plus more! The highly desirable Parkdale location is only improved upon by this home's fantastic layout, with room for all the kids across 4 bedrooms, an upper VAULTED bonus room, and a built-in COFFEE BAR on the main floor. The curb appeal, highlighted by the eye-catching two-tone exterior, welcomes you into the foyer with a built-in closet and bench, with direct access to the dedicated dining room. The dining room enjoys oversized East-facing windows for lots of natural light and a designer chandelier with a stunning built-in feature wall with display shelving! The space seamlessly flows into the striking kitchen, complete with designer pendant lights above the long central island with waterfall edge and open display shelves, full-height cabinetry with under cabinet lighting, shaker-style cabinetry, quartz countertops, a designer tile backsplash, and a good-sized walk-in pantry with built-in shelving. The upgraded stainless steel appliance package includes a French door refrigerator, gas cooktop, wall oven and microwave, and dishwasher. Even the hood fan canopy follows the designer feel of the home with a custom-built canopy! A built-in coffee bar is perfect for early mornings or entertaining with room for a beverage fridge, and the rear living room is ideal for catching up with the family around the inset gas fireplace with display shelving, tile surround, and mantle. The rear mudroom is nicely tucked away with a tile floor, a built-in bench, and a built-in closet, and the powder room features a wood panel feature wall with a designer sink! Up the wood-wrapped staircase, a VAULTED bonus room with wood display shelving gives your family more space to spread out. The upper floor hosts two secondary bedrooms with built-in closets, a modern 4-pc main bathroom, and a nice laundry room with tile floor and quartz countertop. The primary suite is sure to impress, with a tray ceiling, wood panel feature, designer lighting, walk-in closet, and barn door entrance to the luxurious 5-pc ensuite w/ vaulted ceiling, freestanding soaker tub with jets, and fully-tiled shower. The living space continues into the fully-developed basement, with a built-in media centre and impressive wet bar with tile backsplash, open display shelving, upper cabinets with uniquely designed glass doors, a quartz countertop, and a beverage fridge. There is another large bedroom and a 4-pc modern bathroom, completing the home nicely. Plus, the builder has included all the rough-ins for a future legal secondary suite (subject to permits and approvals by the city)! Making this home ideal for your inner-city lifestyle! \*Photos are of another home by the same builder. Finishings will vary.**

Inclusions:  
Property Listed By:

n/a  
RE/MAX House of Real Estate

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