



THE
A-TEAM

**RE/MAX
FIRST**

305 33 Avenue, Calgary T2S 0S8

MLS®#: **A2166767**

Area: **Parkhill**

Listing Date: **09/18/24**

List Price: **\$2,500,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1998**

Lot Information

Lot Sz Ar: **5,984 sqft**
Lot Shape:

Access:

Lot Feat: **City Lot,Front Yard,Low Maintenance Landscape,No Neighbours Behind,Private,Rectangular Lot,Views**
Park Feat: **Double Garage Detached**

DOM

10
Layout
Beds: **3 (1 2)**
Baths: **3.0 (3 0)**
Style: **Bungalow**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **In Floor,Natural Gas**
Sewer:
Ext Feat: **BBQ gas line,Garden,Private Yard**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Refrigerator,Stove(s),Wall/Window Air Conditioner,Washer**
Int Feat: **Built-in Features,Closet Organizers,High Ceilings,Open Floorplan,Recessed Lighting,See Remarks,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Main	5`5" x 8`0"	4pc Ensuite bath	Main	10`4" x 16`10"
Dining Room	Main	16`10" x 14`8"	Foyer	Main	11`2" x 9`1"
Kitchen	Main	14`0" x 128`3"	Laundry	Main	14`3" x 18`3"
Living Room	Main	14`8" x 24`8"	Office	Main	14`0" x 12`0"
Bedroom - Primary	Main	14`4" x 12`0"	Walk-In Closet	Main	6`7" x 8`6"
6pc Ensuite bath	Basement	8`10" x 16`10"	Bedroom	Basement	12`11" x 10`4"
Bedroom	Basement	13`3" x 14`3"	Game Room	Basement	21`7" x 32`11"

Storage	Basement	3`9" x 5`8"	Storage	Basement	6`6" x 4`1"
Storage	Basement	7`8" x 7`2"	Furnace/Utility Room	Basement	13`5" x 7`9"
			Legal/Tax/Financial		

Title: **Fee Simple**
 Legal Desc: **144FL**

Zoning: **R-C2**

Remarks

Pub Rmks: **OPEN HOUSE Saturday September 28th 12-2pm - Located on one of the most sought after and coveted streets, this immaculate 1860 sq.ft. custom-built bungalow has one of the best city skyline views you will find. Perched on this very private street with unobstructed panoramic views of the downtown, this property is an absolute find! The West Coast inspired exterior, designed by renowned Architect Richard Lindseth, features a unique barrel-vaulted ceiling that spans the depth of the home showering the principal rooms with tons of natural light, and beautiful French doors lead to the inviting covered porches that offer exceptional views front and back. Hardwood floors, custom lighting and new shades and draperies enhance every space. The inviting living room has double glass doors showcasing the breathtaking downtown views and is a perfect spot for entertaining or relaxing by the fire. The dining room overlooks the backyard and is adjacent to the kitchen at the back of the house and provides a generous space for elegant dining. The kitchen is light and bright with a large island, eat-in dining and plenty of cabinet space. The main floor office is private and comfortable offering a quiet place to retreat and work. You will appreciate the large mudroom that is also home to your main floor laundry and offers excellent storage. The primary bedroom offers exceptional views and features another gas fireplace, large 4-piece ensuite and huge walk-in closet. The basement is a great spot to lounge and watch a movie or have a large group over for games night. Open to the main floor, the basement is bright and welcoming and an extension of main floor living. The heated floors, and fireplace provide the cozy factor on cold evenings. Two bedrooms with a large, shared bathroom allow for extended family or guests to stay with their own space and privacy. The basement is complete with extra storage and a large utility room. The backyard is a private oasis that has been professionally landscaped and beautifully complimented by a large covered back patio, Additional features include a heated double car garage with electric car charger (sellers also has fabulous plans to connect garage to basement through basement breezeway making it perfect to age in place), a new roof on the house and garage, new heater in garage, Batu fence and gate in the back. upgraded soffits, eaves troughs & downspouts, updated landscaping, new water softener, humidifier, newer hot water tanks and pump panel with heat exchanger. Live in the desired Parkhill neighbourhood, close to Mission and 4th Street with easy access to downtown, walking paths in the river valley and walking distance to the Glencoe. Join the small group of neighbours lucky enough to live on this street with views of everything that makes Calgary great!**

Inclusions: **N/A**
 Property Listed By: **Real Estate Professionals Inc.**

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













