



THE
A-TEAM

**RE/MAX
FIRST**

926 33A Street, Calgary T2N 2X3

MLS®#: **A2178446**

Area: **Parkdale**

Listing Date: **11/10/24**

List Price: **\$1,099,900**

Status: **Active**

County: **Calgary**

Change: **-\$50k, 20-Nov**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,849

Year Built:

2023

Low Sqft:

Ttl Sqft:

1,849

Lot Information

Lot Sz Ar:

5,995 sqft

Lot Shape:

DOM

83

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Back Lane,Cul-De-Sac,Interior Lot

Park Feat:

Double Garage Detached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **BBQ gas line,Lighting,Private Yard**

Construction:

Brick,Stucco,Wood Frame

Flooring:

Carpet,Ceramic Tile,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Garage Control(s),Garburator,Gas Stove,Microwave,Refrigerator,Washer**

Int Feat: **Chandelier,Closet Organizers,Double Vanity,High Ceilings,Jetted Tub,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Recessed Lighting,Walk-In Closet(s),Wet Bar,Wired for Sound**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	17`9" x 13`3"
Laundry	Upper	7`11" x 5`2"
Bedroom	Upper	12`2" x 11`3"
Dining Room	Main	13`3" x 13`2"
Bedroom	Lower	12`11" x 9`2"
4pc Bathroom	Upper	7`5" x 6`6"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	19`0" x 13`9"
Bedroom	Upper	12`11" x 9`5"
Bedroom - Primary	Upper	14`1" x 12`0"
Family Room	Lower	18`1" x 17`7"
2pc Bathroom	Main	3`4" x 5`5"
5pc Ensuite bath	Upper	10`7" x 6`6"

3pc Bathroom

Lower

7' 5" x 6' 6"

Storage
Legal/Tax/Financial

Lower

9' 8" x 9' 8"

Title:
Fee Simple
Legal Desc:

8321AF

Zoning:
R-C2

Remarks

Pub Rmks: **Welcome to a newer infill in the heart of Parkdale. This 2 - storey layout is located on a quiet cul de sac. Home is built with a high quality and premium craftsmanship throughout. Main floor has light brown, wide plank hardwood throughout the entire main level, 10 ft high ceilings, & built in speakers. The kitchen is as chef's dream with Samsung appliances (tech friend apps) including a 5 burner gas stove, a large quartz countertop island, and cream cabinets. Back living room is spacious with a gas fireplace, east exposure, and sliding doors to a huge deck with views to the east. The deck has a gas line for BBQ, a dura deck surface, and stairs that lead to the lower level. Upper level has it all! Laundry room with built in cabinets, quartz counters, and sink. Primary bedroom is larger and faces east. Has a walk in closet and a 5 piece ensuite. Ensuite has a large walk in shower with steam. Porcelain tiles, dual sinks, built in bath tub with frosted glass windows & under mount lighting. 2 additional bedrooms with closets with their own built in shelving. Basement level is fully developed with rough in for heated floors (requires boiler) a built in bar that can accommodate a wine fridge. Additional cabinets and counter tops. An additional large bedroom along with a 3 piece ensuite. A large rec room with large windows looking out to a covered stone patio. A mudroom with built ins along with tile flooring. A detached garage (19.5ft x 19ft) that can support to fair size vehicles. The owner spent \$12k on landscaping at the front of the home and also in the backyard with new trees to add future privacy. Home is walking distance to Foothills Hospital, a number of schools in the area, and the Bow River and its wonderful pathway system.**

Inclusions:
Property Listed By: **n/a
RE/MAX Real Estate (Mountain View)**

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













