



THE
A-TEAM

**RE/MAX
FIRST**

922 33A Street, Calgary T2N 2X3

MLS® #: **A2180038**

Area: **Parkdale**

Listing Date: **11/19/24**

List Price: **\$1,349,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **3,003 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,925**
Low Sqft:
Ttl Sqft: **1,925**

DOM

3

Layout

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

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Lawn,Landscaped,Rectangular Lot**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **In Floor,In Floor Roughed-In,Forced Air**
Sewer:
Ext Feat: **Private Entrance,Private Yard**

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

Kitchen Appl: **Bar Fridge,Built-In Oven,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer**
Int Feat: **Breakfast Bar,Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Recessed Lighting,Soaking Tub,Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar,Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	21`0" x 13`6"	Dining Room	Main	13`1" x 10`4"
Foyer	Main	6`0" x 5`0"	Living Room	Main	15`9" x 15`0"
Family Room	Basement	15`9" x 14`5"	Flex Space	Basement	10`11" x 9`8"
Other	Basement	7`9" x 4`9"	Laundry	Upper	7`9" x 5`8"
Mud Room	Main	5`0" x 4`2"	Bedroom - Primary	Upper	16`0" x 12`5"
Bedroom	Upper	14`3" x 9`7"	Bedroom	Upper	12`11" x 9`7"
Bedroom	Basement	11`7" x 9`0"	2pc Bathroom	Main	0`0" x 0`0"
3pc Bathroom	Basement	0`0" x 0`0"	4pc Bathroom	Upper	0`0" x 0`0"
5pc Ensuite bath	Upper	0`0" x 0`0"			

Legal/Tax/Financial

Title: **Fee Simple**
 Zoning: **R-CG**
 Legal Desc: **8321AF**

Remarks

Pub Rmks: **OPEN HOUSE SUNDAY, NOVEMBER 24TH FROM 1-4 PM. Located on a quiet tree-lined street in the established community of Parkdale, this breathtaking new home rises above the average infill & offers 3+1 bedrooms, nearly 2800 sq ft of luxurious developed living space with meticulous attention to detail throughout. The main level presents elegant Herringbone hardwood floors, lofty 10' ceilings & plenty of natural light, showcasing a refined dining area enhanced by a feature wall & stylish light fixture. Just a few steps away, is the kitchen that's tastefully finished with quartz counter tops, island/eating bar, an abundance of storage space & Bosch stainless steel appliance package. The living room is open to the kitchen & is anchored by a dramatic floor to ceiling fireplace bordered by built-ins. Completing the main level are a 2 piece powder room & convenient mudroom. An open riser staircase leads to the second level which hosts 3 bedrooms, a 4 piece bath & laundry room with sink & storage. The primary retreat with vaulted ceiling boasts a large walk-in closet & gorgeous 5 piece ensuite with heated floor, dual sinks, relaxing soaker tub & rejuvenating steam shower. The fully developed walk-up to grade basement with access to a covered patio, features a large family/media room with wet bar, flex space, fourth bedroom with walk-in closet & a 3 piece bath. Other notable features include a side entry door, built-in speakers throughout, rough-ins for hydronic heated floors, central air conditioning & central vacuum system. Outside, enjoy the private back yard with deck & patio. Parking is a breeze with a double detached garage. This home is located close to scenic Bow River pathways, Edworthy Park, schools, shopping, Foothills & Children's Hospitals, U of C & has easy access to Memorial Drive. Immediate possession is available!**

Inclusions: **None**
 Property Listed By: **RE/MAX Real Estate (Central)**

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









