

# \$1,199,900 - 929 33 Street Nw, Calgary

MLS® #A2172666

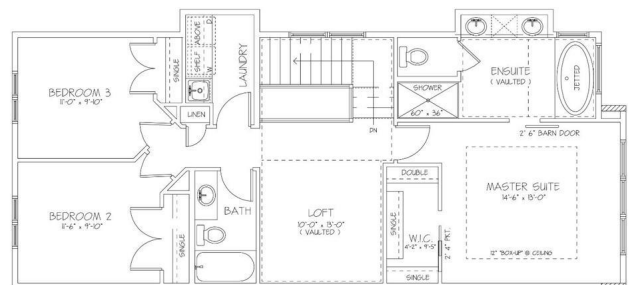
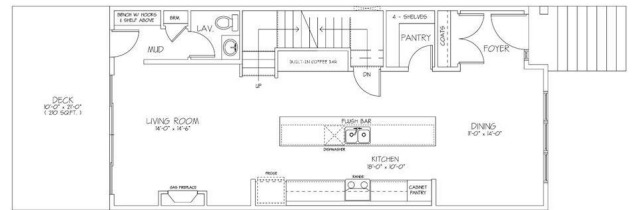
**\$1,199,900**

4 Bedroom, 4.00 Bathroom, 1,967 sqft

Residential on 0.07 Acres

Parkdale, Calgary, Alberta

Youâ€™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 â€“ 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 homeâ€™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.

Built in 2024

**Essential Information**

MLS® #	A2172666
Price	\$1,199,900
Bedrooms	4

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,967
Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	929 33 Street Nw
Subdivision	Parkdale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 2W9

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	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
Appliances	Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	October 11th, 2024
Days on Market	197
Zoning	R-C2

**Listing Details**

Listing Office	RE/MAX House of Real Estate
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