



GRASSROOTS
REALTY GROUP

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924 33A Street NW
Calgary, Alberta

MLS # A2328286



\$1,325,000

Division:	Parkdale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,944 sq.ft.	Age:	2023 (3 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Rectangular Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stone	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Stone Counters, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound		
Inclusions:	Garage Heater, Radon Mitigation System, Smart Locks on House, Smart Thermostat		

Urban living in one of the quietest central Calgary locations you can find can be yours and it's available now. This attractive and very well constructed home offers timeless luxury finishings with an unmistakably modern feel. Very gently lived in for just over one year you'd be hard pressed to distinguish this home from something brand new, except it's been broken in just the right amount. Hardwood flooring laid in a herringbone pattern runs throughout the entirety of the two upper levels and staircase offering a unique visual not commonly seen. Ten-foot ceilings on the main are immediately noticed on your entrance. A spacious and very well outfitted kitchen space with all the pieces present exceeds your expectations. A rear living area boasts a feature wall and an elegant floor to ceiling fireplace but your eyes are drawn to the large double patio door/window out to your elevated deck space with a sunny southeast exposure. A front dining area, side entry door a two-piece powder room complete the main floor space. Up the open-riser, oversized staircase you come to your bedroom level. The primary bedroom is located on the shadier front side of the home and enjoys vaulted ceilings, and large window which takes in the peacefulness of the near century old tree in the front yard. The ensuite again offers everything you'd expect and then some with a steam shower, soaker tub, double vanities and heated floors. Two additional generous bedrooms, a shared bath and full laundry room round out this level. It is here you can't help but notice the abundance of thoughtfully placed and designed built-ins, appreciated so much more once you move in. Down to the WALK-UP basement which is a rare find in this home category and completely alters the feel of the basement space, making it much more inviting extension of the living space and much more

pleasant tot use. The large patio door brings in lots of extra light and direct access to the lower patio and the backyard. Another bedroom, a third full bathroom and a living space complete with a wet bar again offers all you'd expect to find and then some. For parking you have a fully finished and heated detached double garage. For comfort there is central air conditioning, a radon mitigation system, tankless hot water system and a rough in for hydronic in-floor heating in the basement. Additionally, there is a speaker system throughout the home that has the speakers installed. Located in the premiere community of Parkdale this home sits at the end of a no-through street at the base of the escarpment adjacent to the Foothills Hospital and Calgary Cancer Center Campus it doesn't get any better for anyone frequenting those locations and is also as close to downtown and the Bow River and all that is available with that. Exquisitely finished, as-new condition and a second to none location, this one has it all. Come and see for yourself today!