



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

933 33 Street NW
Calgary, Alberta

MLS # A2216602



\$918,000

Division:	Parkdale		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,720 sq.ft.	Age:	2009 (16 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Alley Access, Double Garage Detached, Insulated, Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Garden		

Heating: Forced Air

Floors: Carpet, Hardwood, Tile

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Stone, Stucco

Foundation: Poured Concrete

Features: Bookcases, Ceiling Fan(s), Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Recessed Lighting, Skylight(s), Soaking Tub, Storage

Inclusions: Large cabinets in basement

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Welcome to this amazing home on one of the best streets in Parkdale with THE BEST address! Steps away to convenient green space including child & dog parks & bike and walking paths, this property has everything you need for a comfortable and enjoyable living experience. Upon entering, you'll immediately be greeted by a wide open front entryway, setting the tone for the spacious and inviting atmosphere of the home. Your main floor office with glass french doors & large windows provides tonnes of light for an absolutely elegant space for work or study. The interior of the home showcases attention to detail, with custom closets, gorgeous granite surfaces, and stunning hardwood floors on the main level - a true showpiece of style and quality! The gourmet kitchen is perfect for entertaining, featuring a Kitchen aid appliance package, a gas stove top, and a few custom pullouts in the soft-close cabinets. You'll appreciate the home being enhanced with Hunter Douglas window coverings that provide a touch of sophistication & privacy and the abundance of well-placed closets throughout ensures ample storage and organization. The large & super functional upper floor laundry room also adds to the convenience and practicality along with 3 big bedrooms! Enjoy looking up from your bathtub at the stars through the skylight in the luxurious 5-piece ensuite bathroom allowing for an abundance of natural light and adds to the spa-like ambience, complete with a tiled shower and exquisite finishes. The backyard offers a private retreat with its fully fenced layout, complete with a cozy stone fire pit - perfect for outdoor gatherings. The double detached garage comes equipped with a 10ft door, 220v wiring, and an abundance of custom storage solutions, offering both convenience and functionality. The beautifully landscaped front and back yards showcase colorful

perennials and raised garden boxes, providing an idyllic setting for relaxation and gatherings. The backyard features a spacious 20x10 deck with a convenient gas BBQ hookup, perfect for hosting summer events or simply enjoying outdoor dining. This wonderful home is located on a quiet, no-through traffic street and offers a great balance of luxury and practicality. Don't miss the opportunity to experience the Parkdale lifestyle at its best!