



**GRASSROOTS**  
REALTY GROUP

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**730 33A Street NW**  
**Calgary, Alberta**

**MLS # A2266363**



**\$1,225,000**

<b>Division:</b>	Parkdale		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,952 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Landscaped, Lawn, Other, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Cement Fiber Board	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Built-in Features, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, See Remarks, Storage, Walk-In Closet(s), Wet Bar		
<b>Inclusions:</b>	N/A		

Looking for something WITHOUT A SUITE? This this elegant PARKDALE INFILL offers clean lines, layered neutrals, and a magazine-ready kitchen that seamlessly comes together in home that feels calm the moment you step inside. The palette is soft and sophisticated, the hardware is warm, and every surface reads effortless. It's designed for real life, with spaces that flow and finishes that stand out. You enter to a defined foyer with a closet for coats and sightlines across the wide plank engineered hardwood and high ceilings that pull you forward to the heart of the home where the kitchen, dining, and living connect in one easy sweep. The kitchen is an entertainer's dream: full-height cabinetry, a large quartz island with seating, warm fixtures, and integrated upgraded stainless steel appliance package. The quartz features subtle golden veining for a subtle touch of luxury, and the slab backsplash maintains a sleek and easy-to-clean look. Across from the island, a generous dining area sits under designer lighting, making family dinners feel special even on a Tuesday. The living room is designed for a cozy and modern setup, oriented towards a fireplace feature with vertical wood clad tile that is sure to impress. Large windows draw in natural light and frame the backyard and wood deck. The rear mudroom with built-ins for shoes, backpacks, and sports gear makes daily life simple and organized, keeping the main level looking photo-ready. Upstairs is laid out for privacy and quiet retreats. The primary suite is a true haven, featuring a sky-high 11-ft ceiling, tall windows, a large walk-in closet, and a serene ensuite finished in warm stone tones. Enjoy a double vanity, walk-in shower, and elegant fixtures that match the home's modern feel. Two additional bedrooms share a stylish full bath, and the laundry room is exactly where you want it. The

lower level is made for movie nights and weekend hangs. A large REC ROOM with a WET BAR sets up effortlessly for game day spreads or a quiet glass of wine after the kids are down. A fourth bedroom and full bath create a comfortable guest suite or a teen space, and there's proper storage so seasonal bins have a home. Location puts you in that sweet spot on Calgary's northwest side with quick access to the BOW RIVER PATHWAY for runs and dog walks, and an easy connection to Edworthy Park. Groceries, coffee, and everyday errands are close at hand along 16 Ave and in Kensington, with more retail at Market Mall. Commuting is simple with nearby routes to downtown, and you're minutes to Foothills and the Children's Hospital, the University of Calgary, and the West Hillhurst Community Association for rinks, fitness, and programs. Well-regarded schools serve all ages, transit is convenient, and weekend life is dialed with parks, playgrounds, and local restaurants within a short drive. It's understated luxury. Warm, modern finishes. Functional spaces that make daily life feel organized and elevated. A house you'll be proud to call home.