



**GRASSROOTS**  
REALTY GROUP

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

518 33 Avenue SW  
Calgary, Alberta

MLS # A2276281



**\$3,899,900**

|           |                                                                          |        |                  |
|-----------|--------------------------------------------------------------------------|--------|------------------|
| Division: | Rideau Park                                                              |        |                  |
| Type:     | Residential/House                                                        |        |                  |
| Style:    | 2 Storey                                                                 |        |                  |
| Size:     | 4,002 sq.ft.                                                             | Age:   | 2025 (1 yrs old) |
| Beds:     | 5                                                                        | Baths: | 4 full / 1 half  |
| Garage:   | Double Garage Attached, Heated Garage, Insulated, Oversized, RV Access/P |        |                  |
| Lot Size: | 0.14 Acre                                                                |        |                  |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Views   |        |                  |

|             |                                                                                                                                                                                                                                                                                                                                    |            |      |
|-------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|------|
| Heating:    | Boiler, High Efficiency, In Floor, Electric, Natural Gas, Radiant                                                                                                                                                                                                                                                                  | Water:     | -    |
| Floors:     | Carpet, Hardwood, Tile, Vinyl Plank                                                                                                                                                                                                                                                                                                | Sewer:     | -    |
| Roof:       | Asphalt Shingle, Metal                                                                                                                                                                                                                                                                                                             | Condo Fee: | -    |
| Basement:   | Full                                                                                                                                                                                                                                                                                                                               | LLD:       | -    |
| Exterior:   | Stone, Stucco, Wood Frame                                                                                                                                                                                                                                                                                                          | Zoning:    | R-CG |
| Foundation: | Poured Concrete                                                                                                                                                                                                                                                                                                                    | Utilities: | -    |
| Features:   | Beamed Ceilings, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Stone Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound |            |      |
| Inclusions: | 3 beverage centres, boiler system, 2 A/C units, steam closet, second dishwasher                                                                                                                                                                                                                                                    |            |      |

**\*\*Open House: Sat Jan 10th & Sun Jan 11th Noon to 2:00 pm each day\*\*** Located in a quiet cul-de-sac, this architecturally refined residence NEWLY BUILT by CNJ DEVELOPMENTS offers 4000 SQ FT ABOVE GRADE plus 1897 SQ FT OF FULLY DEVELOPED LOWER LIVING, backing onto green space with DOWNTOWN VIEWS. The main floor is anchored by an ENCLOSED OFFICE with STEEL FRAME GLASS WALLS and CUSTOM BUILT-INS, creating a private, light-filled workspace. A CHEF'S KITCHEN pairs WOLF AND SUB ZERO APPLIANCES with SOLID WOOD DOVETAIL CABINETRY, including a 6-BURNER GAS RANGE, WALL OVEN AND MICROWAVE, and oversized PANELLED FRIDGE AND FREEZER. A BUTLER'S PANTRY with SECOND DISHWASHER adds hosting efficiency, while a DEDICATED DINING ROOM with WET BAR AND SERVING STATION elevates everyday entertaining. FRENCH DOORS connect to the rear DECK AND YARD for indoor-outdoor flow. The living room impresses with VAULTED CEILINGS, EXPOSED WOOD BEAM and a FULL STONE ENCASED GAS FIREPLACE, designed for a future PICTURE FRAME TV. Daily function is supported by a spacious mudroom with OPEN LOCKERS and generous storage, plus a tucked-away powder room finished with DESIGNER WALLPAPER and a FLOATING WATERFALL-EDGE VANITY. The upper level features 9' CEILINGS and a PRIMARY RETREAT with INDEPENDENT HEATING CONTROLS, WET BAR, VAULTED CEILING WITH BEAMS, and DOWNTOWN VIEWS. A spa-calibre ensuite includes an OVERSIZED SHOWER and DUAL VANITY WITH MAKEUP DESK, while a separate WALK-IN CLOSET with CENTER ISLAND delivers exceptional organization. Three additional bedrooms each include WALK-IN CLOSETS. One

bedroom features a 4-PIECE ENSUITE, while a separate 5-PIECE MAIN BATH with DUAL VANITY serves the remaining rooms. A well-designed laundry room includes extensive storage and a STEAM CLOSET for garment refreshing. The lower level is built for entertaining with 10' CEILINGS, a WET BAR WITH WINE ROOM, an enclosed GYM with GLASS WALL and INDEPENDENT HEATING CONTROL, a large REC ROOM for games and gathering, and a THEATRE ROOM equally suited for a FUTURE GOLF SIMULATOR. A 5-PIECE BATHROOM includes SPACE AND ROUGH-IN FOR A SAUNA, alongside a 5th BEDROOM ideal for guests. Outdoor living is elevated with a large DECK featuring a GAS FIREPLACE, and BUILT-IN BBQ. HIGH-END UPGRADES include a COMMERCIAL-GRADE BOILER WITH MULTI-ZONE RADIANT HEAT, TWO A/C UNITS, TRIPLE PANE WINDOWS, SMART THERMOSTATS, 200 AMP PANEL, OPEN WEB JOISTS for flat stable floors, WIRING FOR FUTURE AUTOMATION, and VACUFLO ROUGH-IN. The OVERSIZED DOUBLE ATTACHED GARAGE is INSULATED with EPOXY FLOORING, HYDRONIC IN-FLOOR HEAT, and ROUGH-IN FOR EV CHARGING, plus yard space for RV parking. Rideau Park is one of Calgary's most discreet inner-city enclaves, valued for privacy, mature trees, limited through-traffic, and effortless access to downtown. Architectural distinction, thoughtful design, and quiet luxury define this gorgeous home!