



**211 33 Avenue SW
Calgary, Alberta**

MLS # A2117564



\$2,999,900

Division:	Parkhill		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,138 sq.ft.	Age:	2002 (22 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Triple Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Lawn, Low Maintenance Landscape, Lan		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Cork, Hardwood	Sewer:	-
Roof:	Other	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

Nestled on Parkhill's most coveted street on one of the city's rare .14-acre ridge lots, this contemporary residence on a private cul-de-sac across from a park offers exquisite panoramic views of downtown Calgary. With its embrace of modern design principles, this 4800 SqFt, 4-bedroom residence exudes timeless elegance, boasting a layout that seamlessly merges comfort with style. The soothing palette and refined hardwood flooring throughout foster a sense of continuity and sophistication. Every detail has been meticulously crafted, with custom built-ins contributing to the clean, streamlined aesthetic. Strategically positioned floor-to-ceiling windows not only flood the interior with natural light but also offer captivating views from every angle. Designed with entertainment in mind, the main floor effortlessly integrates open spaces that complement each other. The living room, enhanced by a gas fireplace, creates an inviting atmosphere that flows seamlessly into the formal dining area above. The kitchen, a haven for culinary enthusiasts, showcases top-of-the-line appliances and ample storage, ensuring seamless hosting experiences. Additionally, a breakfast nook with a built-in fish tank adds a unique touch of charm. Step outside onto the rear patio, perfect for alfresco dining. Completing the main floor is a versatile space that could serve as either a pantry or an office, catering to the diverse needs of modern living. Upstairs, the primary suite offers an oasis of luxury and breathtaking views. The spacious bedroom features a custom floating walnut bed frame, complemented by an en-suite bathroom and a generously sized walk-in closet. A balcony extends from the suite, providing a serene retreat on warmer days. Equally impressive are the secondary bedrooms, each offering ample storage and access to a shared bath. A bonus room adds

versatility, serving as an additional space for relaxation. Descending to the in-floor heated walk-out basement reveals a haven for family enjoyment. Here, a home theatre, games room, and temperature-controlled wine room await, alongside a soothing hot tub. A bedroom with an en-suite bathroom completes this level, ideal for accommodating guests in comfort and style. Outdoor living reaches new heights with a stunning courtyard boasting both hard and soft landscaping, an outdoor kitchen, a pergola, and an inviting fire pit. An oversized, heated triple garage caters to the needs of car enthusiasts with ample space for vehicles and storage. Conveniently situated across from an off-leash dog park, pathways, and Stanley Park, and within walking distance to the vibrant restaurants, shops, and amenities of trendy Mission, this home presents a rare opportunity for discerning buyers. Don't miss it.