



922 33A Street NW
Calgary, Alberta

MLS # A2147593



\$1,395,000

Division:	Parkdale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,938 sq.ft.	Age:	2024 (0 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Landscaped, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	See Remarks, Walk-Up To Grade	LLD:	-
Exterior:	See Remarks	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, See Remarks, Separate Entrance, Soaking Tub, Walk-In Closet(s), Wet Bar

Inclusions: N/A

Where LOCATION meets LUXURY....Step into the exquisite charm of 922 33 A ST NW, urban living in the heart of Parkdale. This stunning detached home boasts a contemporary design, nestled in a classic Calgary neighborhood, offering a blend of timeless elegance and modern flair. As you enter you're greeted by lofty 10-foot ceilings, setting the stage for the grandeur and attention to detail that awaits inside. The spacious kitchen features abundant, beautifully crafted cabinetry, complemented by a front dining area perfect to entertain. The cozy living room at the rear of this home offers serene + elevated views of the soon to be fully landscaped backyard. The main living space is accentuated by a captivating feature wall and striking floor-to-ceiling fireplace, sure to impress even the most discerning eye. Herringbone hardwood flooring on the main level adds a touch of sophistication, while herringbone detailing in the carpets below adds an extra layer of elegance. A convenient half bath and additional side door entry enhance the functionality of the main floor, ensuring effortless movement throughout the property. Upstairs indulgence awaits with a spa-like ensuite boasting a steam shower, soaker tub, and heated floors, creating a sanctuary you'll never want to leave. Generously sized secondary bedrooms, a stylish laundry room, and another full bathroom complete the upper level. The open riser staircase is another compelling aesthetic in heart of this home. The basement offers further entertainment options with a wet bar, fourth bedroom, home gym or flex area, media room, and yet another full bathroom, catering to all your lifestyle needs. With its walk-up sunshine basement, natural light floods the lower level, creating a warm and inviting atmosphere. Additional features include fully installed speakers, roughed-in hydronic heated flooring, roughed-in A/C, and a

roughed-in vacuum system, elevating the home's comfort and convenience. With its impeccable finishes and exceptional attention to detail this residence is truly a treasure.