



711 33A Street NW
Calgary, Alberta

MLS # A2201300



\$875,000

Division:	Parkdale		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,832 sq.ft.	Age:	2007 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Skylight(s), Stone Counters, Walk-In Closet(s)		
Inclusions:	N/A		

This beautifully updated inner-city duplex in the highly sought-after Parkdale neighborhood is the perfect place to call home. With fresh paint throughout and a family-friendly layout, this home offers both style and comfort in one of Calgary's most desirable communities. On the main floor, you'll find a spacious front office with classic wainscoting and hardwood floors that flow through the open-concept living space. The kitchen is truly the heart of the home, thoughtfully designed with custom cabinetry, granite countertops, stainless steel appliances, and plenty of prep space. Whether you're cooking a weekday dinner or hosting friends for a weekend gathering, this kitchen makes it easy to enjoy every moment. The inviting living room is bathed in natural light and showcases a cozy fireplace and 9-foot ceilings, the perfect space to relax. There is a mudroom tucked off the rear of the home and leads to a private west-facing backyard. Upstairs, the primary suite offers vaulted ceilings, a luxurious ensuite, and a large walk-in closet, a perfect retreat at the end of the day. Two additional well-sized bedrooms, a full 4-piece bathroom, and a large laundry room complete the upper level, making daily life easy for a busy family. The fully developed lower level offers even more space to spread out, featuring a large recreation room, built-in bar, and a fourth bedroom that's ideal for guests, teens, or even a home gym. Another full bathroom completes this level. This location really couldn't get any better! Just blocks from the Bow River where you will discover easy access to scenic pathways for biking, running or a quick commute downtown. You are also minutes away from the Foothills and Children's Hospitals, the University of Calgary, schools and the vibrant University District, offering an array of coffee shops, fitness studios, movie theaters and more.