

# \$1,349,000 - 714 33a Street Nw, Calgary

MLS® #A2205351

**\$1,349,000**

4 Bedroom, 4.00 Bathroom, 1,932 sqft

Residential on 0.07 Acres

Parkdale, Calgary, Alberta

Situated on one of the best streets in Parkdale, this well appointed infill, built by Boulevard Development Corporation, will be ready for occupancy in the early Summer. The finished basement can be converted into a basement suite if so desired, but would be subject to approval and permitting by the city/municipality. This home is currently under construction, will exceed all expectations, and this is a great opportunity to get involved now to work with the builder and design team to customize your finishes!

Built in 2025

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2205351    |
| Price          | \$1,349,000 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,932       |
| Acres          | 0.07        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information



|             |                   |
|-------------|-------------------|
| Address     | 714 33a Street Nw |
| Subdivision | Parkdale          |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2N2X1            |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### **Interior**

|                   |                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Open Floorplan, Quartz Counters, Soaking Tub, Sump Pump(s)                               |
| Appliances        | Gas Cooktop, Gas Water Heater, Humidifier, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer/Dryer |
| Heating           | In Floor Roughed-In, Fireplace(s), Forced Air, Natural Gas                                                  |
| Cooling           | Other                                                                                                       |
| Fireplace         | Yes                                                                                                         |
| # of Fireplaces   | 1                                                                                                           |
| Fireplaces        | Gas, Great Room, Tile                                                                                       |
| Has Basement      | Yes                                                                                                         |
| Basement          | Finished, Full                                                                                              |

### **Exterior**

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                                                     |
| Lot Description   | Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Level, Rectangular Lot, Street Lighting, Treed |
| Roof              | Asphalt Shingle                                                                                                  |
| Construction      | Brick, Concrete, Stucco, Wood Frame                                                                              |
| Foundation        | Poured Concrete                                                                                                  |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 24th, 2025 |
| Days on Market | 38               |
| Zoning         | R-CG             |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Solutions |
|----------------|------------------------|

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