

# \$2,496,000 - 708 33a Street Nw, Calgary

MLS® #A2229992

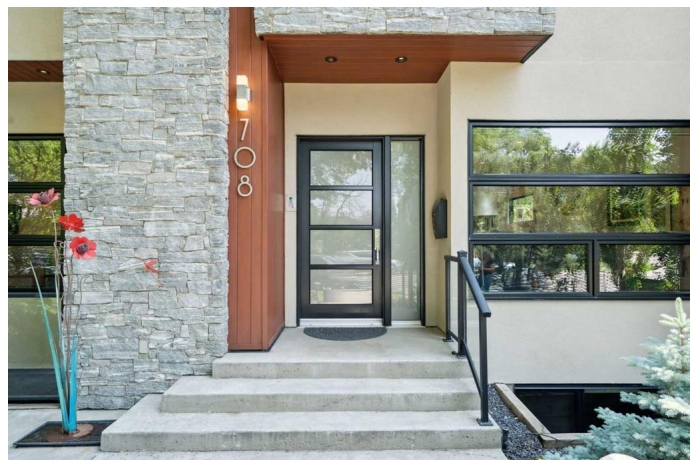
**\$2,496,000**

4 Bedroom, 6.00 Bathroom, 3,360 sqft

Residential on 0.14 Acres

Parkdale, Calgary, Alberta

Open House: Sun, June 29, 2-4 | Discover luxurious and contemporary inner-city living in this stunning, sun-filled home in Parkdale. Architecturally designed, this custom home features expansive unobstructed windows showcasing the lush greenery and treelined street and the unique vaulted staircase lined with skylights to bring in the lovely natural light. 33A is the only street that does not have 'through access' to Memorial Drive which means the traffic is minimal. The main level is the heart of the home, showcasing a spacious, modern kitchen with walnut and Shenck cabinetry, high-end Gaggenau appliances, and sleek chrome fixtures. The large quartz island with an eating bar, complemented by an adjacent breakfast area, is perfect for casual gatherings. Across from the kitchen, a family room with big windows looks out onto the south backyard with mature trees, composite decking, a built-in hot tub, and lower stone patio with a granite gas fire table. A double-sided stone fireplace connects the family and formal spaces, featuring a contemporary chandelier and large windows. Beautiful floating walnut stairs lead to the upper level, where there is a primary "retreat" with an incredible ensuite: designer soaker tub, double vanities, a jewelry vanity, a steam shower, and a walk-in closet. It also has its own deck with a speaker and treetop views. There is a large bonus room with a feature wall, full laundry room, and two additional bedrooms - each with WIC and ensuites, one



with a steam shower. The lower level offers versatile recreation space with a wet bar, wine room, games area, home theatre, and a 4th bedroom with ensuite. The O/S triple garage features a 'Hayley' workbench & side cabinets, overhead storage, epoxy floors, and a tool organization system. Additional luxuries include a smart home system (security, lighting, and AV) with speakers inside and out. The main and upper floors have 10-foot ceilings, while the basement boasts 9-foot ceilings. The home features hardwood floors on all levels and in-floor heating in the basement and tiled areas. This bespoke home combines modern elegance, functionality, and a convenient lifestyle—just steps from Foothills Hospital, the University of Calgary, and a quick bike or drive to downtown. Schedule your viewing today and see how this home can elevate your lifestyle.

Built in 2014

**Essential Information**

MLS® #	A2229992
Price	\$2,496,000
Bedrooms	4
Bathrooms	6.00
Full Baths	4
Half Baths	2
Square Footage	3,360
Acres	0.14
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	708 33a Street Nw
Subdivision	Parkdale

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 2X1

### Amenities

Parking Spaces	3
Parking	Garage Door Opener, Heated Garage, Insulated, Oversized, Garage Faces Rear, Triple Garage Detached, Workshop in Garage
# of Garages	3

### Interior

Interior Features	Bar, Bookcases, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Sump Pump(s), Walk-In Closet(s), Wet Bar, Bidet, Smart Home, Skylight(s), Steam Room, Wired for Data, Wired for Sound
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot
Roof	Flat Torch Membrane
Construction	Stone, Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	June 13th, 2025
Days on Market	15
Zoning	R-CG

### Listing Details

Listing Office

Charles

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