

# \$875,000 - 711 33a Street Nw, Calgary

MLS® #A2201300

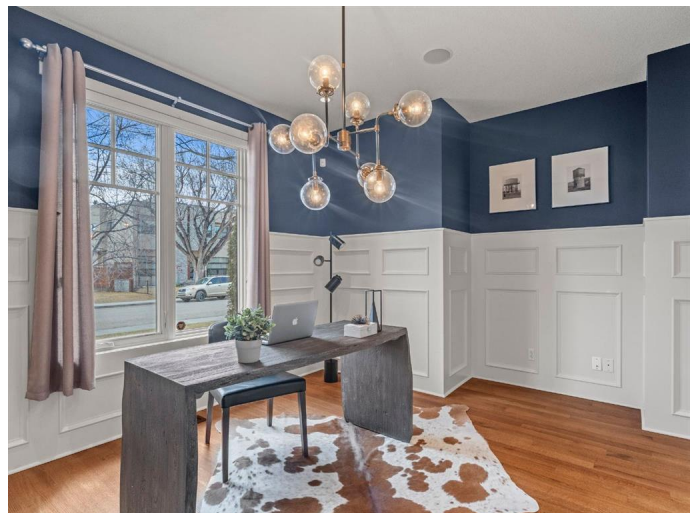
**\$875,000**

4 Bedroom, 4.00 Bathroom, 1,832 sqft

Residential on 0.07 Acres

Parkdale, Calgary, Alberta

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.

Built in 2007

**Essential Information**

MLS® #	A2201300
Price	\$875,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,832
Acres	0.07
Year Built	2007
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

**Community Information**

Address	711 33a Street Nw
Subdivision	Parkdale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 2X2

**Amenities**

Parking Spaces	2
Parking	Alley Access, Double Garage Detached
# of Garages	2

## Interior

Interior Features	Bar, Bookcases, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Skylight(s), Stone Counters, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 11th, 2025
Days on Market	11
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX House of Real Estate
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