



## 211 33 Avenue Calgary Alberta

\$2,825,000

Nestled on Parkhill's most coveted street on one of the city's rare .14-acre ridge lots, this contemporary residence on a private cul-de-sac across from a park offers exquisite panoramic views of downtown Calgary. With its embrace of modern design principles, this 4800 SqFt, 4-bedroom residence exudes timeless elegance, boasting a layout that seamlessly merges comfort with style. The soothing palette and refined hardwood flooring throughout foster a sense of continuity and sophistication. Every detail has been meticulously crafted, with custom built-ins contributing to the clean, streamlined aesthetic. Strategically positioned floor-to-ceiling windows not only flood the interior with natural light but also offer captivating views from every angle. Designed with entertainment in mind, the main floor effortlessly integrates open spaces that complement each other. The living room, enhanced by a gas fireplace, creates an inviting atmosphere that flows seamlessly into the formal dining area above. The kitchen, a haven for culinary enthusiasts, showcases top-of-the-line appliances and ample storage, ensuring seamless hosting experiences. Additionally, a breakfast nook with a built-in fish tank adds a unique touch of charm. Step outside onto the rear patio, perfect for alfresco dining. Completing the main floor is a versatile space that could serve as either a pantry or an office, catering to the diverse needs of modern living. Upstairs, the primary suite offers an oasis of luxury and breathtaking views. The spacious bedroom features a custom floating walnut bed frame, complemented by an en-suite bathroom and a generously sized walk-in closet. A balcony extends from the suite, providing a serene retreat on warmer days. Equally impressive are the secondary bedrooms, each offering ample storage and access to a shared bath. A bonus room adds versatility, serving as an addit...

4pc Bathroom 1.68 M x 2.57 M

5pc Bathroom 3.35 M x 3.76 M

Bedroom 3.33 M x 5.16 M

Bedroom 3.25 M x 4.72 M

Loft 4.55 M x 4.50 M

Primary Bedroom 6.22 M x 6.12 M

Bonus Room 4.93 M x 4.75 M

Other 3.68 M x 2.69 M

Recreational, Games room 5.11 M x 7.32 M

Furnace 3.38 M x 3.79 M

2pc Bathroom 1.68 M x 1.65 M

Breakfast 3.96 M x 3.71 M

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Listing Presented By:



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Other 2.16 M x 3.66 M

3pc Bathroom 2.64 M x 1.58 M

Wine Cellar 3.00 M x 3.38 M

Bedroom 3.71 M x 3.51 M

Dining room 5.44 M x 4.40 M

Foyer 2.90 M x 3.99 M

Kitchen 5.23 M x 4.40 M