



# 936 33 Street Calgary Alberta

\$1,499,900

Luxurious 3-STORY SEMI-DETACHED MODERN INFILL coming soon to PARKDALE! Featuring over 3,595 sq ft of living space, w/ a FULLY DEVELOPED 2-BED BASEMENT SUITE (subject to permits & approvals by the city), MAIN FLOOR OFFICE, WALKTHROUGH BUTLER'S PANTRY, & THIRD FLOOR BONUS PRIMARY SUITE RETREAT w/ DUAL BALCONIES w/ MOUNTAIN & DT VIEWS! Situated at the end of a dead-end street, steps away from a green space/dog park & minutes to the community-favourite Helicopter Park, Foothills Hospital, Westmount Charter School, and the Bow River Pathway System! The foyer enjoys a built-in closet & bench w/ hooks w/ direct access to the front dining room, which enjoys pocket door access to the walkthrough butler's pantry. Past the main floor office w/ built-in desk & upper shelving, the central kitchen is sure to impress w/ sophisticated finishes & top-of-the-line upgrades, including custom ceiling-height cabinetry, a full-height backsplash, & an oversized island ideal for daily life & entertaining w/ flush bar seating. The upgraded S/S appliance package includes a gas cooktop w/ a custom hood fan, a built-in wall oven & microwave, a dishwasher, & a French-door refrigerator. The butler's pantry has its own prep sink, more quartz counters and custom cabinetry, w/ a walk-in pantry. The living area centres on an inset gas fireplace w/ full-height tile & custom millwork. Sliding glass doors provide direct access to the Southeast back deck & fully fenced yard, while a large mudroom w/ a built-in closet & a bench w/ hooks is great for you organized when entering the home from the double detached garage. The powder room is neatly tucked away off the mudroom for privacy. The second level features painted ceilings, engineered hardwood flooring, three bedrooms, & a tiled laundry room. The front is dedicated to the first primary suite, w/ a stunning 5-pc ensuite w/ heated tile floors, quartz v...

Bedroom 14.00 Ft x 12.50 Ft

Bedroom 10.00 Ft x 9.92 Ft

Laundry room 9.08 Ft x 5.67 Ft

Bedroom 11.58 Ft x 11.00 Ft

4pc Bathroom Measurements not available

5pc Bathroom Measurements not available

Primary Bedroom 14.00 Ft x 13.50 Ft

5pc Bathroom Measurements not available

Other 12.33 Ft x 6.08 Ft

Bedroom 12.42 Ft x 10.58 Ft

Living room 18.08 Ft x 9.67 Ft

Kitchen 9.00 Ft x 8.00 Ft

4pc Bathroom Measurements not available

Bedroom 10.08 Ft x 9.17 Ft

Living room 14.08 Ft x 13.25 Ft

Kitchen 17.50 Ft x 8.92 Ft

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Listing Presented By:



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**RE/MAX REAL ESTATE  
(CENTRAL)**

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Office 10.00 Ft x 9.75 Ft

Dining room 12.83 Ft x 11.00 Ft

Other 8.83 Ft x 6.00 Ft