



## 929 33 Street Calgary Alberta

\$1,199,900

You'll absolutely love your new SEMI-DETACHED INFILL nestled in the heart of PARKDALE! Everything you need is close by for the ultimate inner-city lifestyle - fields and playgrounds, Westmount Charter School, an off-leash dog park, Foothills Hospital, the Bow River and the pathway system, University District shopping, plus more! The highly desirable Parkdale location is only improved upon by this home's fantastic layout, with room for all the kids across 4 bedrooms, an upper VAULTED bonus room, and a built-in COFFEE BAR on the main floor. The curb appeal, highlighted by the eye-catching two-tone exterior, welcomes you into the foyer with a built-in closet and bench, with direct access to the dedicated dining room. The dining room enjoys oversized East-facing windows for lots of natural light and a designer chandelier with a stunning built-in feature wall with display shelving! The space seamlessly flows into the striking kitchen, complete with designer pendant lights above the long central island with waterfall edge and open display shelves, full-height cabinetry with under cabinet lighting, shaker-style cabinetry, quartz countertops, a designer tile backsplash, and a good-sized walk-in pantry with built-in shelving. The upgraded stainless steel appliance package includes a French door refrigerator, gas cooktop, wall oven and microwave, and dishwasher. Even the hood fan canopy follows the designer feel of the home with a custom-built canopy! A built-in coffee bar is perfect for early mornings or entertaining with room for a beverage fridge, and the rear living room is ideal for catching up with the family around the inset gas fireplace with display shelving, tile surround, and mantle. The rear mudroom is nicely tucked away with a tile floor, a built-in bench, and a built-in closet, and the powder room features a wood panel feature wall with a designer sink! Up the ...

Bedroom 13.67 Ft x 12.00 Ft

Recreational, Games room 22.92 Ft x 19.00 Ft

Furnace 10.00 Ft x 6.92 Ft

4pc Bathroom 8.00 Ft x 4.92 Ft

Living room 14.25 Ft x 13.83 Ft

Kitchen 17.92 Ft x 15.67 Ft

Primary Bedroom 14.33 Ft x 12.50 Ft

Other 9.00 Ft x 4.08 Ft

Bedroom 11.42 Ft x 9.75 Ft

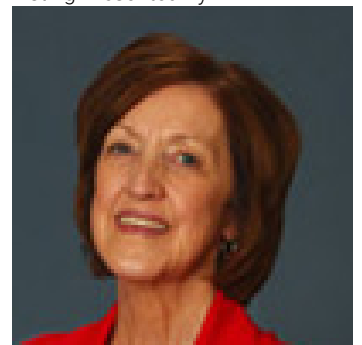
Bedroom 11.00 Ft x 9.75 Ft

Bonus Room 10.00 Ft x 9.33 Ft

Laundry room 8.83 Ft x 5.50 Ft

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Listing Presented By:



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CIR

REALTY

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Dining room 13.83 Ft x 10.92 Ft

Pantry 5.67 Ft x 4.92 Ft

2pc Bathroom 5.00 Ft x 4.92 Ft

4pc Bathroom 8.92 Ft x 4.92 Ft

5pc Bathroom 16.08 Ft x 8.83 Ft