



## 928 33A Street Calgary Alberta

\$1,139,000

Stunning BRAND NEW 2 storey Walkout New York Style infill with over 2516 SQ FT OF DEVELOPED SPACE located in the prestigious community of PARKDALE. Located on a quiet cul de sac street conveniently located close to a green space as well as fantastic parks. As per Builder Blueprints Main & Upper floor is 1896sqft. This is more than a property, It is a Lifestyle! Tucked away from the busier inner city roads but only few walking steps to Foothills Hospital and short commute from downtown. Built by a very experienced Custom builder known for TOP QUALITY WORKMANSHIP. Plenty of upgrades and Features will include durable Smart Board/Stucco/Brick on exterior, Triple pane Black windows, Accent feature walls, high ceilings, open and usable layout, hidden 2 piece Custom Modern style bathroom on main level, large Modern style kitchen with custom wood canopy & huge island to entertain, Upgraded Appliances, Large walk-in closet in master bedroom, high end quartz counters, Plenty of pot lights and modern light fixture around, Modern shower in ensuite with Steamer & Soaker Tub, heated floor, Large windows in master bedroom etc. The basement is FULLY FINISHED with rec area along with wet bar! Roughed In for Radiant Heat in Basement & Custom Standing shower in bathroom. This house is fully walkout with deck and concrete covered patio for winter barbeque. Forget about shoveling your car off this winter! You can park in the DOUBLE DETACHED GARAGE. Summers will be amazing with the Private and Nicely Landscaped Back/Front yard. Many more upgrades so call your fav Realtor for showing before this Gem is gone! (id:6769)

Family room 5.51 M x 4.27 M  
 Bedroom 3.76 M x 3.51 M  
 3pc Bathroom 3.12 M x 1.50 M  
 Dining room 3.99 M x 3.99 M  
 Living room 5.77 M x 4.24 M  
 Kitchen 5.33 M x 4.01 M  
 2pc Bathroom 1.98 M x 1.58 M

Laundry room 2.39 M x 1.55 M  
 Primary Bedroom 4.34 M x 3.63 M  
 Bedroom 3.94 M x 2.87 M  
 Bedroom 3.94 M x 2.77 M  
 4pc Bathroom 2.36 M x 1.50 M  
 5pc Bathroom 5.18 M x 2.01 M

Listing Presented By:



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