

# \$1,349,000 - 714 33a Street Nw, Calgary

MLS® #A2205351

**\$1,349,000**

4 Bedroom, 4.00 Bathroom, 1,932 sqft

Residential on 0.07 Acres

Parkdale, Calgary, Alberta

Situated on one of the best streets in Parkdale, this well appointed infill, built by Boulevard Development Corporation, will be ready for occupancy in the early Summer. The finished basement can be converted into a basement suite if so desired, but would be subject to approval and permitting by the city/municipality. This home is currently under construction, will exceed all expectations, and this is a great opportunity to get involved now to work with the builder and design team to customize your finishes!

Built in 2025

## Essential Information

MLS® #	A2205351
Price	\$1,349,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,932
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information



Address	714 33a Street Nw
Subdivision	Parkdale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N2X1

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Open Floorplan, Quartz Counters, Soaking Tub, Sump Pump(s)
Appliances	Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer/Dryer, Gas Water Heater, Humidifier
Heating	In Floor Roughed-In, Fireplace(s), Forced Air, Natural Gas
Cooling	Other
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room, Tile
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Rectangular Lot, Street Lighting, Treed, Interior Lot
Roof	Asphalt Shingle
Construction	Brick, Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 24th, 2025
Days on Market	22
Zoning	R-CG

### **Listing Details**

Listing Office	Royal LePage Solutions
----------------	------------------------

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.