

# \$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 25  
Zoning R-CG

### **Listing Details**

Listing Office Royal LePage Solutions

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