

# \$2,825,000 - 211 33 Avenue Sw, Calgary

MLS® #A2153450

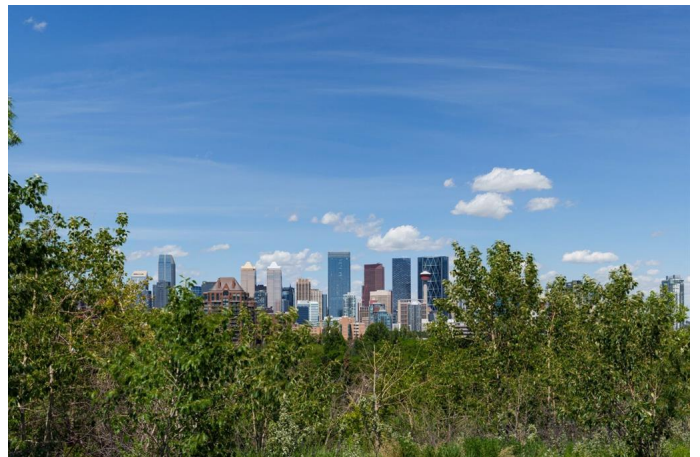
**\$2,825,000**

4 Bedroom, 4.00 Bathroom, 3,138 sqft

Residential on 0.14 Acres

Parkhill, Calgary, Alberta

Nestled on Parkhill's most coveted street on one of the city's rare .14-acre ridge lots, this contemporary residence on a private cul-de-sac across from a park offers exquisite panoramic views of downtown Calgary. With its embrace of modern design principles, this 4800 SqFt, 4-bedroom residence exudes timeless elegance, boasting a layout that seamlessly merges comfort with style. The soothing palette and refined hardwood flooring throughout foster a sense of continuity and sophistication. Every detail has been meticulously crafted, with custom built-ins contributing to the clean, streamlined aesthetic. Strategically positioned floor-to-ceiling windows not only flood the interior with natural light but also offer captivating views from every angle. Designed with entertainment in mind, the main floor effortlessly integrates open spaces that complement each other. The living room, enhanced by a gas fireplace, creates an inviting atmosphere that flows seamlessly into the formal dining area above. The kitchen, a haven for culinary enthusiasts, showcases top-of-the-line appliances and ample storage, ensuring seamless hosting experiences. Additionally, a breakfast nook with a built-in fish tank adds a unique touch of charm. Step outside onto the rear patio, perfect for alfresco dining. Completing the main floor is a versatile space that could serve as either a pantry or an office, catering to the diverse needs of modern living. Upstairs, the primary suite offers an



oasis of luxury and breathtaking views. The spacious bedroom features a custom floating walnut bed frame, complemented by an en-suite bathroom and a generously sized walk-in closet. A balcony extends from the suite, providing a serene retreat on warmer days. Equally impressive are the secondary bedrooms, each offering ample storage and access to a shared bath. A bonus room adds versatility, serving as an additional space for relaxation. Descending to the in-floor heated walk-out basement reveals a haven for family enjoyment. Here, a home theatre, games room, and temperature-controlled wine room await, alongside a soothing hot tub. A bedroom with an en-suite bathroom completes this level, ideal for accommodating guests in comfort and style. Outdoor living reaches new heights with a stunning courtyard boasting both hard and soft landscaping, an outdoor kitchen, a pergola, and an inviting fire pit. An oversized, heated triple garage caters to the needs of car enthusiasts with ample space for vehicles and storage. Conveniently situated across from an off-leash dog park, pathways, and Stanley Park, and within walking distance to the vibrant restaurants, shops, and amenities of trendy Mission, this home presents a rare opportunity for discerning buyers. Don't miss it.

Built in 2002

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2153450    |
| Price          | \$2,825,000 |
| Sold Price     | \$2,750,000 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 3,138       |

|            |             |
|------------|-------------|
| Acres      | 0.14        |
| Year Built | 2002        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Sold        |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 211 33 Avenue Sw |
| Subdivision | Parkhill         |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2S 0S7          |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 6                      |
| Parking        | Triple Garage Detached |

### Interior

|                   |                                                                                                                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Storage, Walk-In Closet(s) |
| Appliances        | Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Oven-Built-In, Refrigerator, Warming Drawer, Washer/Dryer, Washer/Dryer Stacked, Window Coverings                     |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                                                          |
| Cooling           | Central Air                                                                                                                                                                                                                      |
| Fireplace         | Yes                                                                                                                                                                                                                              |
| # of Fireplaces   | 1                                                                                                                                                                                                                                |
| Fireplaces        | Gas                                                                                                                                                                                                                              |
| Has Basement      | Yes                                                                                                                                                                                                                              |
| Basement          | Finished, Full, Walk-Out                                                                                                                                                                                                         |

### Exterior

|                   |                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Balcony, Other, Outdoor Kitchen, Private Yard                                                                                  |
| Lot Description   | Back Yard, Cul-De-Sac, Front Yard, Lawn, Low Maintenance Landscape, Landscaped, Level, Street Lighting, Rectangular Lot, Views |

|              |                    |
|--------------|--------------------|
| Roof         | Other              |
| Construction | Stucco, Wood Frame |
| Foundation   | Poured Concrete    |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 1st, 2024  |
| Date Sold      | August 21st, 2024 |
| Days on Market | 20                |
| Zoning         | R-C2              |
| HOA Fees       | 0.00              |

**Listing Details**

|                |                                       |
|----------------|---------------------------------------|
| Listing Office | Sotheby's International Realty Canada |
|----------------|---------------------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.