

# \$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! Contact the listing Realtor with questions related to the property.

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

## Exterior

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

## Additional Information

Date Listed	March 24th, 2025
Days on Market	11
Zoning	R-CG

## Listing Details

Listing Office

Royal LePage Solutions

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