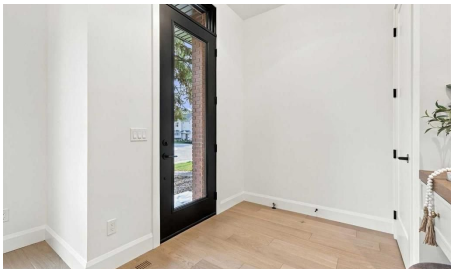
707A 33 Street NW

Calgary | Active | MLS® A2345283

$1,449,900









Bedrooms	Bathrooms	Year Built	Living area
4	**5**	**2026**	**2,600.61 sq. ft.**

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Listed by RE/MAX First

A closer look

Located on a quiet street in the established community of Parkdale, this stunning new build by Resovia Homes offers 3+1 bedrooms and over 3,500 sq ft of beautifully curated living space. The main level features hardwood floors, lofty ceilings, and an abundance of natural light. A front dining area provides generous space for hosting, complemented by a convenient butler's pantry that connects seamlessly to the chef's kitchen-finished with contrasting white and dark countertops, an island with eating bar, extensive cabinetry, and a high end appliance package. The adjacent living room is anchored by a striking floor to ceiling feature fireplace with built ins. A mudroom and stylish 2 piece powder room complete the main level. The second level hosts three well appointed bedrooms, a 4 piece bath, and a laundry room with sink and storage. The primary retreat showcases a custom feature wall, walk in closet, and a secluded 5 piece ensuite with dual sinks, a relaxing freestanding soaker tub, and a separate shower. Ascend to the third level to discover a spacious flex room with a private balcony and a 2 piece powder room - an ideal setting for a home office, studio or lounge. The flex room has roughed-in plumbing and electrical for a wet bar, including a plug-in for a bar fridge and wiring for 2 recessed lights above the bar. The fully developed basement, with roughed in in floor heat, expands the living space with a large recreation/media room and wet bar, a fourth bedroom, and a 4 piece bath. Other notable features are roughed in air conditioning and roughed in gas and electrical to the garage. Outside, enjoy a sunny west backyard with a patio and access to the double detached garage. This prime Parkdale location is just blocks from scenic Bow River pathways and close to Edworthy Park, schools, shopping, the Foothills and Children's Hospitals, public transit, and major routes including Crowchild Trail and 16th Avenue.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2345283
Bedrooms	4
Bathrooms	5
Year Built	2026
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0

Home Style:	3 (or more) Storey, Attached-Side by Side
Total Living Area:	2,600.61 sq. ft.
Main Level Finished Area:	967.96 sq. ft.
Upper Level Finished Area:	1,632.65 sq. ft.
Below Grade Finished Area:	886.88 sq. ft.
Lot Area:	3,003 sq. ft.
Lot Frontage:	25'
Front Exposure:	East
Entry Level:	1
Levels:	Three Or More
End Unit:	1 Common Wall
Total Rooms Above Grade:	7
Year built:	2026 (Age: 0)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	5.0 (Full:3, Half:2)
Num Ensuite Baths:	1
Plan:	8321AF
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	Brick, Stucco, Wood Frame
Structure Type:	Duplex

Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Tile
Cooling:	Rough-In
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached, See Remarks
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Laundry Room, Sink, Upper Level
City Quadrant:	Northwest
Community:	Parkdale (Calgary)
Appliances:	Dishwasher, Dryer, Freezer, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer
Inclusions:	AC roughed in, gas & electric line to garage roughed in
Restrictions:	None Known
Main Floor	Dining Room · 13'6" × 9'11" ·
Main Floor	Kitchen · 15'6" × 14'11" ·
Main Floor	Living Room · 14'10" × 13' ·
Main Floor	Foyer · 7'9" × 6'7" ·
Upper Level	Bedroom - Primary · 13'1" × 12'2" ·
Upper Level	Walk-In Closet · 10'9" × 6'7" ·
Upper Level	Bedroom · 13'3" × 11'8" ·
Upper Level	Bedroom · 13'3" × 9'9" ·

Upper Level	Laundry · 8'4" × 5'6" ·
3rd Floor	Flex Space · 27'8" × 20' ·
Basement	Game Room · 23' × 12'6" ·
Basement	Other · 8'10" × 2'2" ·
Basement	Bedroom · 12'10" × 11'7" ·
Basement	Storage · 6'6" × 5'11" ·
Basement	Furnace/Utility Room · 11'10" × 5'11" ·
Basement	Walk-In Closet · 8'1" × 5'7" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s), Wet Bar
Exterior Features:	Balcony, Private Entrance, Private Yard
Patio And Porch Features:	Balcony(s), Patio
Lot Features:	Back Lane, Back Yard, Landscaped, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-CG
Listed Date:	Sep 15, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/707a-33-street-nw-calgary-a2345283/

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