

**303, 518 33 Street NW**  
**Calgary, Alberta**

**MLS # A2317185**



**\$439,900**

<b>Division:</b>	Parkdale		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	859 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 675
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stucco	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-

**Features:** Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** fobs x 2

Welcome to Parkdale living at its finest. Perfectly positioned on one of the community's most picturesque, tree-lined streets, this beautifully renovated two-bedroom, two-bathroom residence offers an extraordinary blend of tranquility, sophistication, and inner-city convenience. Just steps from the Bow River and its endless network of pathways and trails, this home places nature at your doorstep while keeping downtown Calgary only minutes away. Tucked into one of the city's most sought-after neighbourhoods, you'll enjoy the rare feeling of being removed from the hustle and bustle without sacrificing accessibility. Inside, hand-finished oak hardwood floors flow throughout the home, complemented by renovated bathrooms and a thoughtfully updated kitchen featuring newer appliances. Soaring vaulted ceilings, unique to the penthouse floor, create a remarkable sense of space, while oversized windows flood the interior with natural light from morning to evening. Designed with privacy in mind, the two spacious bedrooms are thoughtfully separated, making this an ideal layout for professionals, guests, or roommates. The expansive deck provides the perfect setting for morning coffee, evening entertaining, or simply taking in the incredible surroundings. Situated on the desirable side of the building, the views are nothing short of exceptional. Wake up each morning to a landscape framed by mature trees and timeless natural beauty—an outlook that feels more like a postcard than everyday life. This is a home that captures the essence of Parkdale: peaceful, connected to nature, and effortlessly elegant. Rarely does a property offer such a compelling combination of location, lifestyle, and refined updates. This is inner-city living at its most inspiring.