

105, 518 33 Street NW
Calgary, Alberta

MLS # A2344642



\$389,900

Division:	Parkdale		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	858 sq.ft.	Age:	2006 (20 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 683
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Storage		

Inclusions: 2 FOBS

PUBLIC OPEN HOUSE FRIDAY SEPT 18 4:00-6:00 PM. Welcome to this beautifully positioned two bedroom, two bathroom main floor unit in the heart of Parkdale — a short walk to Foothills Hospital, the new University District, and easy access to the 16th Ave corridor for easy access out of the city. The standout feature is the private, exclusive-use patio which measures 17.9 X 14.1 offering your own outdoor retreat just steps from the Bow River pathways. The thoughtful split-bedroom layout offers privacy and flexibility, with bedrooms positioned on opposite sides of the unit. The primary suite features a walk-through closet leading to a four-piece ensuite, while the second bedroom comfortably fits a queen bed or makes an ideal home office. A second four-piece bath serves the main living space. At the centre of the home, a west-facing living room with a feature fireplace walks straight through to the exclusive-use patio, with the dining area alongside — perfect for morning coffee or evening unwinding. A phantom screen adds extra airflow through the warmer summer months. The kitchen is equipped with stainless steel appliances, ample counter space, and freshly repainted cabinetry for a bright, refreshed feel. A laundry area with a stacked washer/dryer and additional storage is conveniently right off the kitchen. Enjoy all that this quiet 3 storey complex has to offer. This unit includes one titled indoor parking stall and one titled storage unit, plus access to bike storage and a common-use car wash. With downtown, the university, Foothills Hospital, and the Bow River pathways all within easy reach, this location truly can't be beat.