# \$3,999,900 - 518 33 Avenue Sw, Calgary

MLS® #A2192606

## \$3,999,900

5 Bedroom, 5.00 Bathroom, 3,928 sqft Residential on 0.14 Acres

Rideau Park, Calgary, Alberta

This LUXURIOUS INNER-CITY DREAM HOME by CNJ DEVELOPMENTS is slated for completion in October 2025. Ideally situated on a QUIET CUL-DE-SAC BACKING ONTO A GREEN SPACE mere STEPS TO THE ELBOW RIVER. Incredible curb appeal with stone and acrylic stucco siding, TRIPLE PANE WINDOWS and an OVERSIZED INSULATED. DRYWALLED AND HEATED GARAGE. The spaciously designed interior features 4+1 BEDROOMS and endless HIGH-END **UPGRADES including CUSTOM SITE-BUILT** FINISHINGS, CUSTOM SOLID CORE DOORS, BUILT-IN SPEAKERS, PREMIUM CARTWRIGHT LIGHT FIXTURES, ENERGY EFFICIENT HVAC SYSTEM, SMART THERMOSTATS, A BOILER WITH MULTI-ZONE RADIANT HEAT, TWO A/C UNITS, WIRING for future full automation and much more! Soaring 10' CEILINGS and ENGINEERED HARDWOOD FLOORS grace the beautiful open concept main floor. Put your feet up in front of the GORGEOUS GAS FIREPLACE with a sculptural design cast stone mantal in the inviting living room. An entire wall of glass leads to the REAR DECK WITH AN OUTDOOR FIREPLACE AND **BUILT-IN SPEAKERS - an outdoor** entertainer's dream for summer nights under the stars, casual barbeques and lazy weekends unwinding. Back inside, the GOURMET KITCHEN inspires culinary adventures featuring HIGH-END APPLIANCES, A GAS STOVE and a handy





518 33rd ave EXTERIOR CONCEPT





walk-through pantry for easy grocery unloading. The dining room with a BUILT-IN WET BAR makes hosting a breeze. An ENCLOSED DEN is perfect for a quiet work, study or play area. Those beautiful hardwood floors continue onto the upper level with grand 9' ceilings adding to the airiness. Retreat at the end of the day to the opulent primary bedroom with a CUSTOM WALK-IN CLOSET and a LAVISH ENSUITE. Feel spoiled every morning thanks to the adjacent vestibule plumbed and built-in creating a perfect COFFEE STATION. 3 additional bedrooms are on this level all with walk-in closets – 1 with its own private ensuite while the other 2 share the 5-piece bathroom. The large upper-level laundry room features built-in cabinetry for added storage making laundry day more efficient. HEATED LVP FLOORING keeps toes warm and cozy in the FINISHED BASEMENT. This level is incredible for gathering, entertaining and relaxing with a large family room and a WET BAR plus a separate games room and theatre. Easily get your workouts in at the GLASS ENCLOSED GYM. A 5th guest bedroom is located beside the 5-piece bathroom with a built-in SAUNA for ultimate luxury. The fully fenced yard has loads of play space for kids and pets that continues onto the green space. Thanks to the bend in the river, this historic community is bordered on three sides by the Elbow River with easy access to downtown and all the diverse shops and trendy restaurants on 4th Street and 17th Ave. Truly an outstanding location for this exceptional dream home! Please note that area size calculated by applying the RMS to the blueprints provided by the builder.

Built in 2025

#### **Essential Information**

MLS® # A2192606 Price \$3,999,900

Bedrooms 5
Bathrooms 5.00
Full Baths 4

Half Baths 1

Square Footage 3,928 Acres 0.14 Year Built 2025

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

## **Community Information**

Address 518 33 Avenue Sw

Subdivision Rideau Park

City Calgary
County Calgary
Province Alberta
Postal Code T2S 0S2

#### **Amenities**

Parking Spaces 4

Parking Double Garage Attached, Heated Garage, Insulated, Oversized

# of Garages 2

#### Interior

Interior Features Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen

Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Stone Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound

Appliances Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Stove,

Microwave, Range Hood, Refrigerator, Washer, Wine Refrigerator

Heating Boiler, High Efficiency, In Floor, Radiant

Cooling Central Air

Fireplace Yes # of Fireplaces 2

Fireplaces Gas, Living Room, Outside

Has Basement Yes

Basement Finished, Full

### **Exterior**

Exterior Features Private Yard

Lot Description Back Yard, Backs on to Park/Green Space, Cul-De-Sac

Roof Asphalt Shingle, Metal

Construction Stone, Stucco, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed May 1st, 2025

Days on Market 94

Zoning R-CG

## **Listing Details**

Listing Office eXp Realty

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