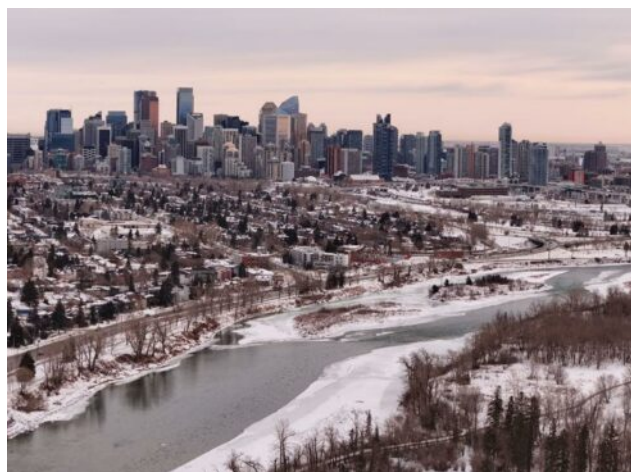


304, 518 33 Street NW  
Calgary, Alberta

MLS # A2276310



# \$524,900

<b>Division:</b>	Parkdale		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,019 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Garage Door Opener, Guest, Parkade, Secured, Side By Side, Stall, Titled, U		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 812
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Granite Counters, High Ceilings, Open Floorplan, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** living room TV wall mount, remote for 1 primary bedroom blind, fireplace remote,

An exceptional penthouse residence in the heart of Parkdale. Positioned on the top floor, this rare offering spans over 1,000 sq. ft. and features two bedrooms, two bathrooms, two titled parking stalls, and a titled storage locker—a premium combination seldom found. Designed for both comfort and sophistication, the home showcases vaulted ceilings in the living room—a distinctive architectural feature exclusive to the penthouse level, creating an airy, light-filled atmosphere. In-floor heating, air conditioning with dual wall units, and full-size front-load in-suite laundry ensure year-round comfort and convenience. The kitchen and bathrooms are finished with double-slab granite countertops, refreshed white cabinetry, custom tile backsplashes, and LG stainless steel appliances, including a new electric range with air-fry functionality. Thoughtful upgrades such as added kitchen drawers for enhanced organization, modern vinyl plank flooring, a tiled fireplace surround, and freshly painted walls elevate the overall aesthetic. Neutral zebra blinds throughout and a motorized blind in the primary bedroom add a polished, contemporary touch. Step outside to a rare, east-facing, double-length patio, exclusive to this unit, complete with a gas BBQ hookup—perfect for morning coffee or entertaining. Additional amenities include secure underground guest parking, a car wash bay, and nearby free short-term street parking zones. The building is also outside the floodway and flood fringe zones and remained dry during the 2013 floods, offering peace of mind. Ideally located just one block from the Bow River Pathway system, and within walking distance to Foothills Medical Centre, the Cancer Centre, and major transit routes, this home is perfectly positioned for professionals. Enjoy effortless commutes to the University of Calgary, Children’s Hospital, Downtown, and

Market Mall, with quick westbound access to Highway 1 for weekend mountain escapes. This is a rare penthouse opportunity that seamlessly blends elevated design, premium upgrades, and an unbeatable lifestyle location.