

Dwelling  
INTERIOR DESIGN

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 9â€™™ 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 â€“ 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	49
Zoning	R-CG

## Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.