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

MLS® #A2253224

$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 December 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, vacuflor roughed in and much more! Soaring 10â€™ 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, BUILT-IN BBQ AND BUILT-IN SPEAKERS - an outdoor entertainerâ€™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 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. 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. INFLOOR HEAT WITH LVP FLOORING FOR LOW MAINTENANCE 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 2024

Essential Information

MLS® #	A2253224

Price	$3,999,900
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,928
Acres	0.14
Year Built	2024
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, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound, Stone Counters, Wired for Data
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Wine Refrigerator
Heating	Boiler, High Efficiency, In Floor, Natural Gas, Radiant, Electric
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Outside
Has Basement	Yes

Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Built-in Barbecue
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	September 10th, 2025
Days on Market	13
Zoning	R-CG

Listing Details

Listing Office	eXp Realty

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