

# \$975,000 - 1826 33 Avenue Sw, Calgary

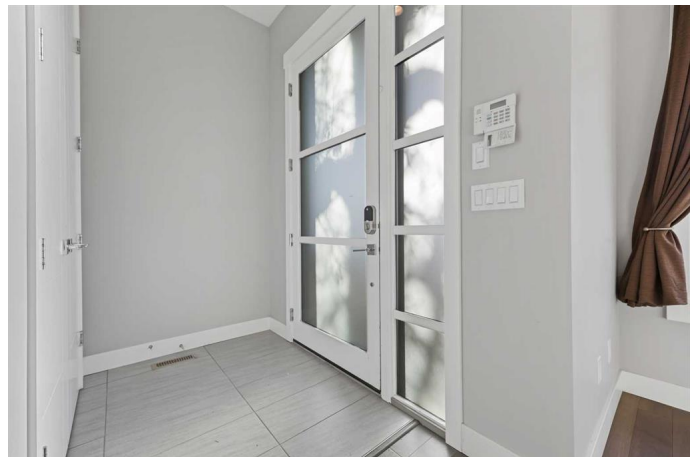
MLS® #A2191356

**\$975,000**

4 Bedroom, 4.00 Bathroom, 2,000 sqft  
Residential on 0.07 Acres

South Calgary, Calgary, Alberta

Welcome to the extremely sought after community of Marda Loop! This stunning 4 bedroom home offers nearly 3000 sq ft of developed living space. The main level presents high 10 ft ceilings, hardwood floors, and an effortless open-concept plan, perfect for entertaining. The dining room flows into the kitchen, displaying a very modern design that includes quartz countertops, a large island, sleek white cabinetry, and stainless steel appliances. The living room hosts a captivating floor to ceiling gas fireplace feature and built in media wall. The big windows let you see what a beautiful day it is in the backyard, where you can host a BBQ on the deck or anything else. A 2 piece powder room completes the main level. The second level features 3 bedrooms, a 4 piece bathroom and laundry. You'll see that the master bedroom features vaulted ceilings and windows, adding extra light to every corner. It also has a private balcony, a walk-in closet, and a 5 piece ensuite with double vanity sinks, a relaxing soaker tub, and a separate jetted shower. The basement is developed with a large family room, a wet bar, a 4 piece bathroom, and a fourth bedroom with a spacious closet. This home also includes AIR CONDITIONING, built in Sonos system, an alarm system, and a double detached garage. You are right on 33rd ave, giving you access to all the trendy shops and restaurants, such as Belmont Diner, Original Joes, and many more to choose from! This home is near excellent schools for all ages and sectors,



transit, shops, and many markets. River Park is steps away, with beautiful views of the city skyline and the river, as well as Sandy Beach park. Access is not an issue with downtown Calgary being just a short 10 minute drive via 14th street! Don't miss your opportunity to live in one of Calgary's most vibrant and desirable neighbourhoods. Call to book your showing today!

Built in 2016

### Essential Information

MLS® #	A2191356
Price	\$975,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,000
Acres	0.07
Year Built	2016
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	1826 33 Avenue Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 1Y9

### Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Soaking Tub, Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	January 31st, 2025
Days on Market	41
Zoning	R-CG

## Listing Details

Listing Office	eXp Realty
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