



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1807 33 Avenue, Calgary T2T 1Z1**

MLS®#: **A2125446**

Area: **South Calgary**

Listing Date: **06/26/24**

List Price: **\$949,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1910**

Lot Information

Lot Sz Ar: **6,243 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,179**  
Low Sqft:  
Ttl Sqft: **2,179**

DOM

**9**  
Layout  
Beds: **5 (4 1 )**  
Baths: **3.0 (3 0)**  
Style: **1 and Half Storey**

Parking

Ttl Park: **2**  
Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Front Yard,Interior Lot,Level,Rectangular Lot**  
Park Feat: **Single Garage Detached**

Utilities and Features

Roof: **Asphalt**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Private Entrance**

Construction: **Stucco,Wood Frame,Wood Siding**  
Flooring: **Carpet,Hardwood,Linoleum**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Stove(s),Washer,Window Coverings**  
Int Feat: **See Remarks**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Other</b>	<b>Main</b>	<b>25`4" x 9`2"</b>	<b>Other</b>	<b>Main</b>	<b>12`0" x 8`6"</b>
<b>Living Room</b>	<b>Main</b>	<b>13`11" x 14`10"</b>	<b>Dining Room</b>	<b>Main</b>	<b>15`3" x 11`4"</b>
<b>Kitchen</b>	<b>Main</b>	<b>13`5" x 13`0"</b>	<b>Other</b>	<b>Main</b>	<b>9`4" x 9`11"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>13`8" x 14`7"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>7`10" x 6`1"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`6" x 10`7"</b>	<b>Kitchen</b>	<b>Upper</b>	<b>14`5" x 12`4"</b>
<b>Living Room</b>	<b>Upper</b>	<b>11`7" x 12`4"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>10`5" x 14`4"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>6`3" x 7`5"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>9`10" x 14`10"</b>

Game Room  
Other  
Other  
Furnace/Utility Room

Basement  
Basement  
Basement  
Basement

25`6" x 11`6"  
10`4" x 12`5"  
16`9" x 12`10"  
7`6" x 6`9"

Bedroom  
Kitchen  
4pc Bathroom

Basement  
Basement  
Basement

13`2" x 14`4"  
12`3" x 8`10"  
6`2" x 9`4"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-C2**

**4479P**

Remarks

Pub Rmks: **Prime development opportunity or revenue property in Marda Loop! Discover the potential of 1807 33 Ave SW, a prime development lot or long-term holding property in the heart of Marda Loop. Whether you're an investor looking for a great revenue property or seeking a prime spot for redevelopment, this is the opportunity you've been waiting for! This property features a lot size of 15.2x38.1 with potential for city views, refurbished for revenue with new appliances, updated kitchens, lighting, baths, and carpet. There are three illegal-suites with separate entrances for the main floor, upper floor, and basement, each equipped with a 4-piece bath. The basement is currently configured as a commercial kitchen. Enjoy the convenience of a common laundry area and parking access for 3 cars behind the south-facing backyard. The current seller, living on the main floor, is open to renting back the property for up to one year, providing immediate rental income. This property offers flexibility for both short-term revenue generation and long-term development plans. Situated in the vibrant and highly sought-after Marda Loop, this property offers great access to transit, parks, shopping, and the downtown core. Don't miss out on this exceptional opportunity to invest in a prime inner-city location. Whether you're looking to generate revenue or redevelop, 1807 33 Ave SW is a must-see! Contact us today to schedule a viewing and explore the possibilities.**

Inclusions: **Refrigerator (upper suite), Electric Stove (upper suite), Hood fan (upper suite), Electric Stove (lower suite), Hood fan (lower suite), Microwave (lower suite), Refrigerator (lower suite),**

Property Listed By: **eXp Realty**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**





















