



THE
A-TEAM

**RE/MAX
FIRST**

1827 33 Avenue, Calgary T2T 1Z1

MLS®#: **A2152362** Area: **South Calgary** Listing Date: **07/25/24** List Price: **\$799,900**
 Status: **Active** County: **Calgary** Change: **-\$25k, 22-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2010**
Lot Information
 Lot Sz Ar: **3,121 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Landscaped,Rectangular Lot,See Remarks**
 Park Feat: **Double Garage Detached**

Finished Floor Area

Abv Sqft: **1,893**
 Low Sqft:
 Ttl Sqft: **1,893**

DOM

53
Layout
 Beds: **3 (2 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line,None,Private Yard**
 Construction: **Stucco,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Garage Control(s),Gas Stove,Microwave,Refrigerator,Washer,Window Coverings,Wine Refrigerator**
 Int Feat: **Bar,High Ceilings,No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`0" x 4`11"	Dining Room	Main	10`11" x 11`6"
Dining Room	Main	8`8" x 12`7"	Foyer	Main	9`11" x 7`0"
Kitchen	Main	11`3" x 15`1"	Living Room	Main	15`5" x 9`6"
4pc Bathroom	Second	9`8" x 5`0"	5pc Ensuite bath	Second	11`1" x 9`4"
Bedroom	Second	12`7" x 14`6"	Loft	Second	9`11" x 9`8"
Bedroom - Primary	Second	21`9" x 19`5"	Walk-In Closet	Second	4`9" x 9`11"
4pc Bathroom	Basement	9`3" x 4`11"	Other	Basement	5`0" x 5`2"

**Bedroom
Furnace/Utility Room**

**Basement
Basement**

**13` 4" x 12` 5"
5` 5" x 12` 10"**

Game Room

Basement

19` 1" x 23` 5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1112122

Zoning:
R-C2

Remarks

Pub Rmks:

Welcome to your stunning half duplex in the heart of Marda Loop! This spacious home offers nearly 1900 SQ FT above grade and over 2700 SQ FT of fully developed living space, providing ample room for comfortable living and entertaining. On the main floor, you'll find a welcoming entry, an open-concept kitchen with gas stove, a living area with a cozy fireplace, and a convenient powder room. The upstairs features a 2-bedroom layout, while the fully finished basement includes an additional bedroom, making it perfect for families or those needing extra space. The primary suite is exceptionally spacious, providing a luxurious retreat. The fully finished basement is a highlight, boasting a bar area for hosting gatherings and a large living area for quiet movie nights at home. Step outside to discover a fantastic backyard with a hot tub, ideal for relaxing or entertaining guests. The double car detached garage offers convenience and additional storage, while the newly fenced front yard provides extra space for pets or family members to enjoy. Located in the vibrant Marda Loop community, you'll be surrounded by a variety of stores, bars, and restaurants, all within walking distance. Plus, you're just minutes away from downtown Calgary, offering the best of urban living with a neighborhood feel. Don't miss the opportunity to own this remarkable property in one of Calgary's most sought-after locations!

Inclusions:
Property Listed By:

**None
Real Broker**

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







