



THE
A-TEAM

**RE/MAX
FIRST**

1506 33 Avenue, Calgary T2T 1Y3

MLS®#: **A2180459**

Area: **South Calgary**

Listing Date: **11/21/24**

List Price: **\$825,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Semi Detached (Half Duplex)**

City/Town: **Calgary**
Year Built: **2008**

Lot Information
Lot Sz Ar: **3,121 sqft**
Lot Shape:

Access:

Lot Feat: **Back Yard,Few Trees,Front Yard,Lawn,Rectangular Lot**
Park Feat: **Alley Access,Double Garage Detached,Garage Door Opener,Garage Faces Front,On Street**

DOM

30
Layout
Beds: **5 (3 2)**
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: **Public Sewer**
Ext Feat: **None**

Construction: **Stucco,Wood Frame**
Flooring: **Hardwood,Tile**
Water Source: **Public**
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Gas Stove,Microwave,Range Hood,Refrigerator,Tankless Water Heater,Washer,Window Coverings**
Int Feat: **Built-in Features,Ceiling Fan(s),Closet Organizers,Crown Molding,Double Vanity,French Door,Kitchen Island,No Smoking Home,Open Floorplan,Quartz Counters,Recessed Lighting,Sauna,Storage,Tankless Hot Water,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	9`0" x 4`5"	Dining Room	Main	10`9" x 12`3"
Kitchen	Main	9`5" x 14`6"	Living Room	Main	20`1" x 22`7"
Breakfast Nook	Main	5`7" x 2`3"	5pc Bathroom	Second	10`5" x 10`1"
5pc Ensuite bath	Second	6`10" x 13`3"	Bedroom	Second	8`11" x 13`10"
Bedroom	Second	10`9" x 11`2"	Laundry	Second	5`2" x 6`5"
Bedroom - Primary	Second	12`10" x 16`4"	Walk-In Closet	Second	10`6" x 6`2"
4pc Bathroom	Basement	7`4" x 4`11"	Bedroom	Basement	8`6" x 15`2"
Bedroom	Basement	10`10" x 11`10"	Den	Basement	5`5" x 5`9"

Game Room

Basement

19`8" x 18`2"

Furnace/Utility Room
Legal/Tax/Financial

Basement

7`5" x 5`11"

Title:
Fee Simple
Legal Desc:

4479P

Zoning:
RC-2

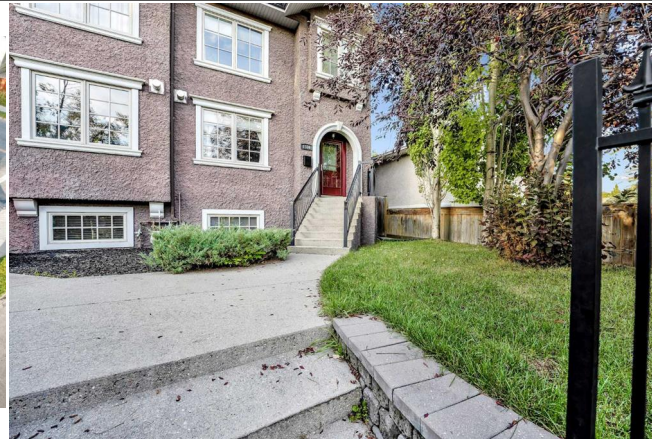
Remarks

Pub Rmks: **Step inside this remarkable half duplex, in the highly sought-after community of Marda Loop. With 5 bedrooms, 3.5 baths, and nearly 2,800 sqft. of beautifully developed living space, this home seamlessly blends comfort, convenience and sophistication. The main floor is open and inviting, with large windows filling the space with tons of natural light. Beautiful hardwood floors guide you through an inviting living space centred around a cozy gas fireplace, extending into a spacious dining room. Elegant crown molding adds a refined touch throughout, elevating the overall aesthetic. The gourmet kitchen is a chef's delight, equipped with premium stainless steel appliances, a gas cooktop, subway tile backsplash, and granite countertops. A charming breakfast nook/informal dining area sits adjacent to the kitchen, with French doors that open onto a private patio and backyard—perfect for outdoor dining and entertaining. Upstairs, the primary bedroom is a serene retreat, featuring a large walk-in closet and a 5-piece spa-like ensuite. Featuring dual sinks, an oversized walk-in shower, and a large soaker tub. Two additional bedrooms, a full bathroom, and a convenient laundry room completes the upper level. The fully finished basement is an entertainer's dream, complete with a family/media room outfitted with a built-in projector, plus two additional bedrooms and a full 4-piece bath. One of the bedrooms even includes your very own sauna! Additional highlights of this home include a tankless water heater and newly installed central air conditioning (2024). Located mere minutes from downtown and within walking distance to Marda Loop's trendy boutiques, cafes, restaurants, and recreational amenities, this home delivers the ultimate urban lifestyle. Don't miss your chance on this exceptional property!**

Inclusions:
Property Listed By:

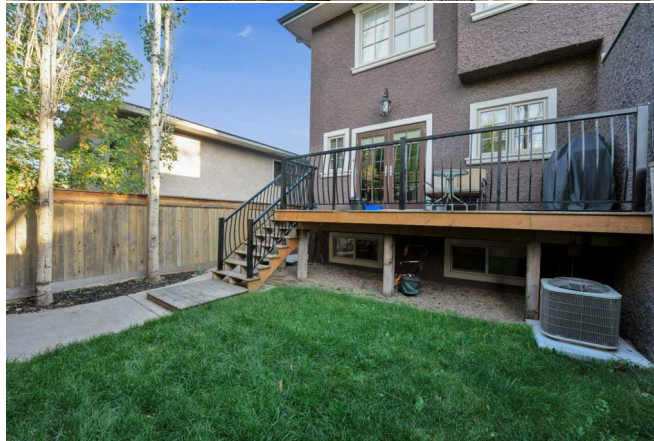
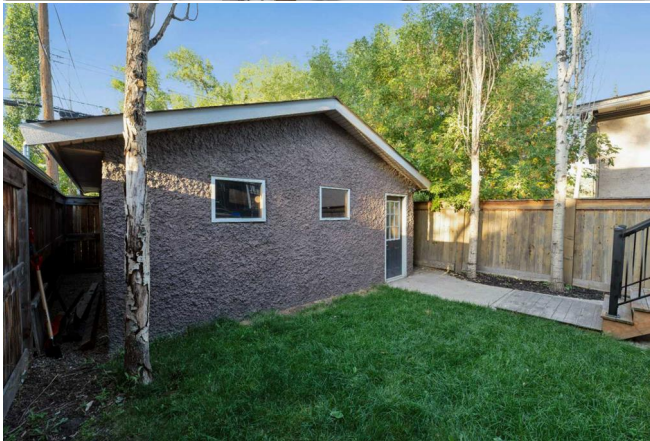
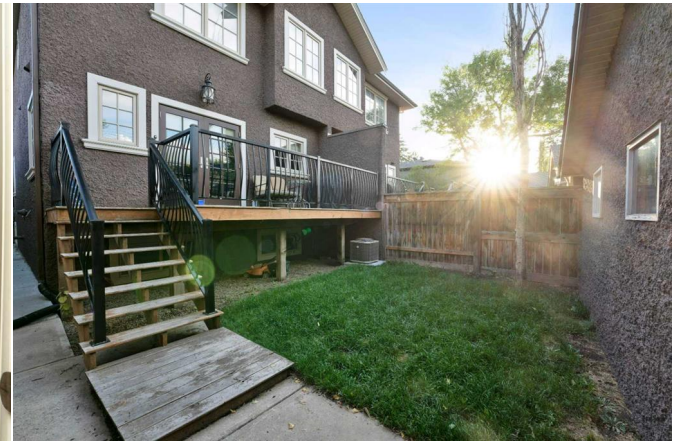
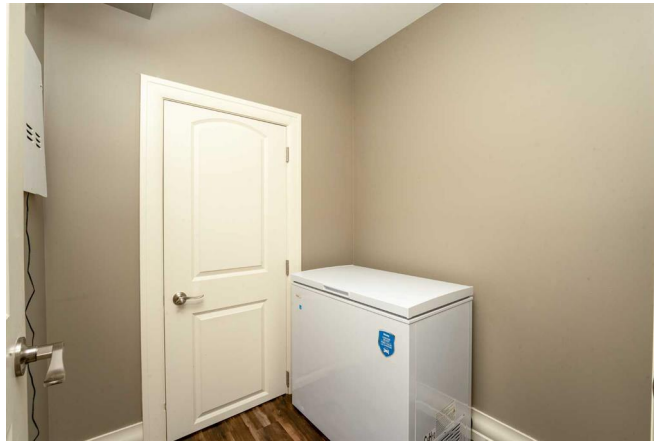
Sauna (in basement)
RE/MAX Real Estate (Central)

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



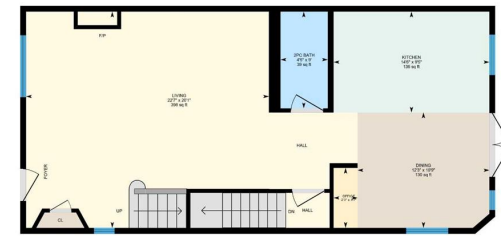






1506 33 Avenue SW, Calgary, AB

Math Floor: Exterior Area 134.28 sq ft
Interior Area 865.02 sq ft



0 4 8 ft

PREPARED: 2024/05/17



Window egress are excluded from total floor area in EUCOR floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

1506 33 Avenue SW, Calgary, AB

2nd Floor Exterior Area 956.55 sq ft
Interior Area 893.42 sq ft



PREPARED: 2024/09/17



While regions are excluded from total floor area in GUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

1506 33 Avenue SW, Calgary, AB

Basement (Below Grade) Exterior Area 902.46 sq ft
Interior Area 828.00 sq ft



PREPARED: 2024/09/17



While regions are excluded from total floor area in GUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.