

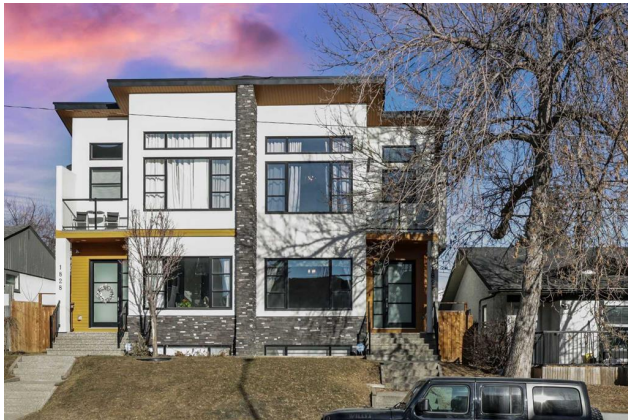


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1826 33 Avenue, Calgary T2T 1Y9**

MLS®#: **A2191356**      Area: **South Calgary**      Listing Date: **01/31/25**      List Price: **\$975,000**  
 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: **2016**  
 Lot Information  
 Lot Sz Ar: **3,121 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Lane,Back Yard,Front Yard,Landscaped,Rectangular Lot**  
 Park Feat: **Double Garage Detached**

DOM

**1**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey,Side by Side**  
Parking  
 Ttl Park: **4**  
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Private Yard**  
 Construction: **Composite Siding,Stone,Stucco,Wood Frame**  
 Flooring: **Carpet,Ceramic Tile,Hardwood**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**  
 Int Feat: **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**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	15`0" x 13`8"	Kitchen	Main	19`6" x 9`6"
Dining Room	Main	12`10" x 11`8"	Foyer	Main	5`9" x 4`6"
Mud Room	Main	7`3" x 4`1"	2pc Bathroom	Main	5`6" x 5`1"
Nook	Upper	6`0" x 4`7"	Bedroom - Primary	Upper	13`3" x 12`1"
5pc Ensuite bath	Upper	16`2" x 9`7"	Bedroom	Upper	11`2" x 10`0"
Bedroom	Upper	11`2" x 9`4"	Laundry	Upper	7`3" x 6`9"

4pc Bathroom  
Bedroom  
4pc Bathroom

Upper  
Basement  
Basement

7`11" x 7`3"  
12`1" x 11`10"  
9`1" x 4`11"

Game Room  
Storage  
Furnace/Utility Room

Basement  
Basement  
Basement

19`0" x 16`2"  
11`8" x 4`0"  
8`7" x 6`9"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-CG**

**4479P**

Remarks

Pub Rmks:

**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!**

Inclusions:  
Property Listed By:

**NA**  
**eXp Realty**

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

