

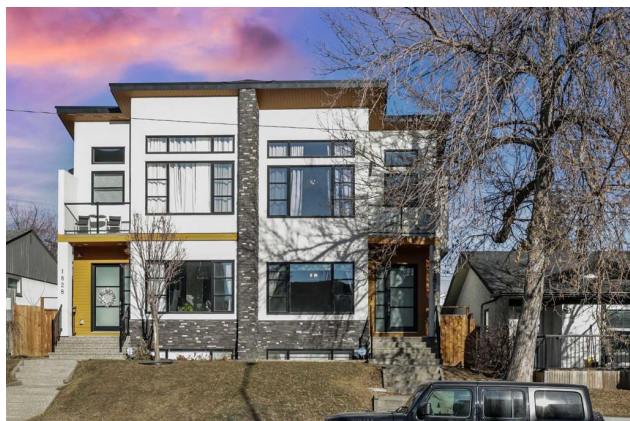


THE A-TEAM

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:

DOM

38
Layout
Beds: 4 (3 1)
Baths: 3.5 (3 1)
Style: 2 Storey, Attached-Side by Side

Parking

Ttl Park: 4
Garage Sz: 2

Access:
Lot Feat: Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot
Park Feat: Double Garage Detached

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

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Living Room, Dining Room, Kitchen, etc. with their respective levels and dimensions.

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

