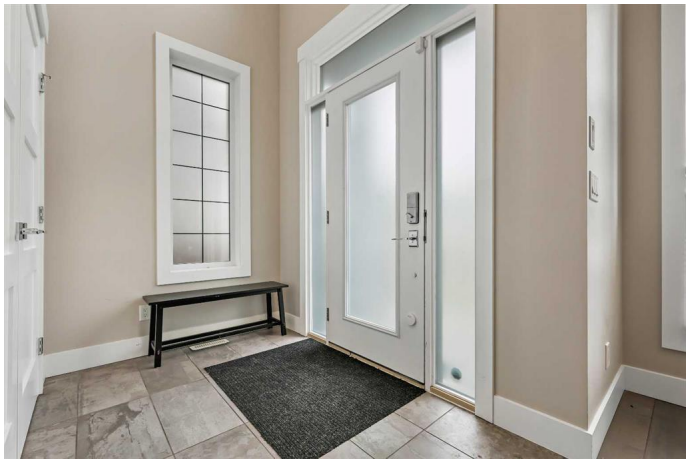
$1,125,000 - 1823 33 Avenue Sw, Calgary

MLS® #A2223642

$1,125,000
5 Bedroom, 4.00 Bathroom, 2,552 sqft
Residential on 0.07 Acres

South Calgary, Calgary, Alberta



Welcome to your dream home in Marda Loop! With 3500 square feet of living space this home is truly one of a kind, with exceptional upgrades and tons of room for the entire family! Walking distance to the shops of Marda Loop, River Park, and even the downtown core, with quick access to the rest of the city via Crowchild and 14th Street. Enjoy 3 bedrooms up, 2 down and 3.5 bathrooms. The foyer opens up to gleaming hardwood floors, a 20 ft lofted ceiling, and a 2 storey stone fronted gas fireplace in the living room. Soak in all the natural light from the large north facing windows. This open concept layout leads you from the dining area to the well laid out kitchen. This chef-inspired space boasts stainless steel appliances, ample cabinetry, a sizeable island with drop down nook, immaculate quartz countertops and a gas stove top. This large fridge has enough space to accomodate your whole family, and ice maker in the freezer is also filtered. A 2 piece powder room and mud room with a built in bench complete this level. On the second floor you are greeted by a dedicated walk-in laundry room with a sink, tons of storage space, and large linen closet. One end of the second level is occupied by a bright multipurpose loft area overlooking the living space, and on the other is a 5 piece bathroom and 2 large bedrooms each with individual walk-in closets. The third level hosts the primary retreat with its own fireplace and private access to a balcony with sweeping city views. The attached 6 piece

ensuite is a Dream! Includes a freestanding soaker tub, separate shower with bench, dual sinks and vanities, and a bidet. Don't worry about fighting over closet space - each partner gets their own! The fully developed basement was made for entertaining, and includes a rec room with a tiled wet bar, bar fridge and a reverse osmosis system. Huge basement windows illuminate this entire level, including the two additional bedrooms and another 3 piece bathroom. The thoughtful and functional layout includes everything you need and more, with additional luxury features that include central air conditioning, central vacuum with toe sweep, a built-in speaker system throughout, security system (not monitored) and a newer hot water tank. The private south facing back yard oasis features a pressure treated tiered planter area and artificial turf landscaping, and includes a large patio space with a pergola. Finally, the convenient double detached garage is drywalled and insulated, ideal for those long Calgary winters. This home is in one of the most sought after inner city neighbourhoods; a pedestrian-oriented community surrounded by parks, greenspaces, and retail. This family-friendly community is in the catchment zone for one of the city's top rated public schools, Altadore School, along with an array of other schools and amenities to choose from. Don't miss your opportunity to call this rare 5 bedroom semi-detached home yours! Book your private showing today!

Built in 2013

Essential Information

MLS® #	A2223642
Price	$1,125,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3

Half Baths	1
Square Footage	2,552
Acres	0.07
Year Built	2013
Type	Residential
Sub-Type	Semi Detached
Style	3 Storey, Side by Side
Status	Active

Community Information

Address	1823 33 Avenue Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 1Z1

Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound
Appliances	Bar Fridge, Dishwasher, Double Oven, Dryer, Garage Control(s), Gas Cooktop, Humidifier, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Gas, Living Room, Master Bedroom
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard

Lot Description	Back Lane, Back Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 22nd, 2025
Days on Market	26
Zoning	R-CG

Listing Details

Listing Office	eXp Realty

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