$849,999 - 1611 33 Avenue Sw, Calgary
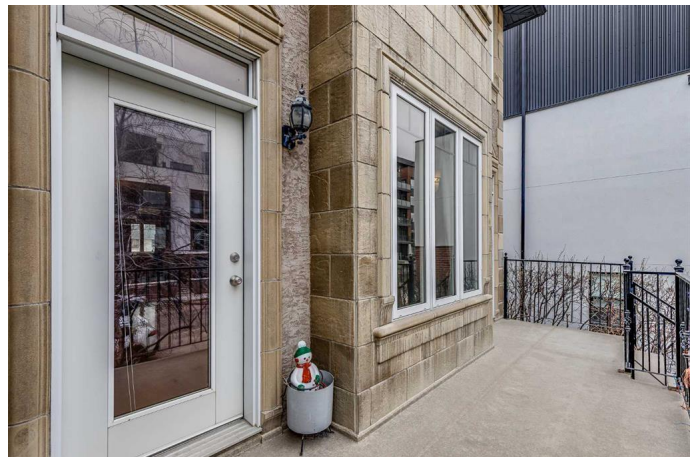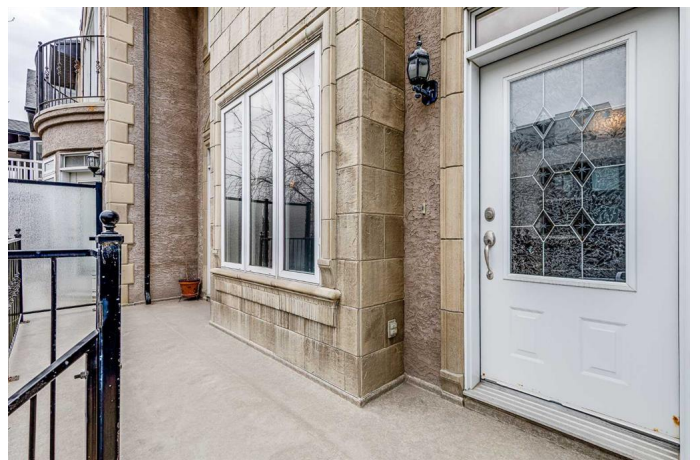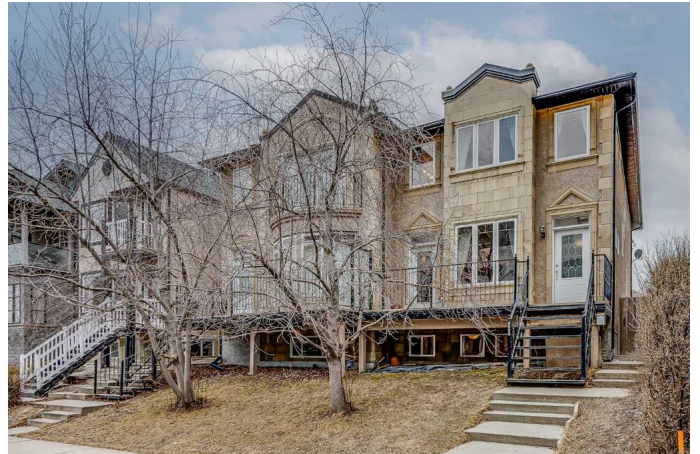
MLS® #A2212118

$849,999
5 Bedroom, 4.00 Bathroom, 1,989 sqft
Residential on 0.07 Acres

South Calgary, Calgary, Alberta

OPEN HOUSE - SATURDAY, MAY 3 2025 AT 2PM - 4PM Great opportunity to own a semi-detached home in the sought out neighborhood of Marda Loop. This home has beautiful architecture throughout. The high ceilings, crown molding, skylights and gorgeous curved staircase lead to the upper and lower floors. The main floor has a spacious foyer great to greet guests, a large living room that leads out to a spacious front deck. Livingroom has 3 sided fireplace that separates the large dining room, and a kitchen that cant be beat. Granite countertops, stainless steel appliances, large pantry, an island and tons of storage and counter space. A large breakfast nook that leads to your private fenced in backyard with deck for BBQs and relaxing outdoors. Backyard leads to your double detached garage. The upper floor has a spacious primary bedroom with 5 piece ensuite and walk in closet. Continue through the upper floor to 2 large bedrooms, 4 piece washroom, laundry room. This floor is illuminated by 2 skylights. The lower floor, though only partially finished, has 2 bedrooms, a 4 piece bathroom(finished) and another large living area. Also a rare find in the city is the cold room downstairs which is amazing to store and keep food fresh longer. The partially finished basement gives you the to opportunity to put your own personal touch on this beautiful home. With the lower level, home has almost 3000sqft of living space! Home also has air conditioning and central vacuum. The

chic neighborhood of Marda Loop is a community home to trendy shopping experiences mixed with vibrant cafés and restaurant flavors to suit any taste. With walking and biking pathways weaving throughout the neighborhood you'll find yourself out and about more than you imagined. We have access to an amazing community association that runs an outdoor swimming pool, tennis/pickleball courts, beach volleyball courts during the summer, and outdoor skating rink during winter. Want to get in touch with nature? Hop on Crowchild Trail or Glenmore Trail and they lead you straight to the mountains. This home is a definite must see!

Built in 2001

Essential Information

MLS® #	A2212118
Price	$849,999
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,989
Acres	0.07
Year Built	2001
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	1611 33 Avenue Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta

| Postal Code | T2T1Y6 |

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Pantry, Recessed Lighting, Skylight(s), Walk-In Closet(s), Crown Molding
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Humidifier, Microwave, Refrigerator, Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Three-Sided
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Few Trees, Front Yard, Fruit Trees/Shrub(s)
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 16th, 2025
Days on Market	15
Zoning	R-CG

Listing Details

| Listing Office | First Place Realty |