

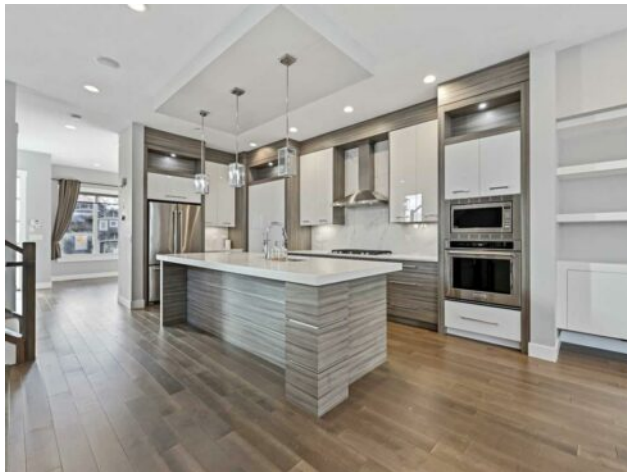


**GRASSROOTS**  
REALTY GROUP

**587-777-7276**  
yuri@grassrootsrealtygroup.ca

**1826 33 Avenue SW**  
**Calgary, Alberta**

**MLS # A2221284**



**\$925,000**

<b>Division:</b>	South Calgary		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	2,000 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** 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

**Inclusions:** NA

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!