



**1825 33 Avenue SW**  
**Calgary, Alberta**

**MLS # A2308572**



**\$839,000**

<b>Division:</b>	South Calgary		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,932 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	3	<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, Rectangular Lot		

<b>Heating:</b>	Forced Air	<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>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Recessed Lighting		

**Inclusions:** N/A

Perfectly positioned steps from the heart of Marda Loop, this beautifully designed home makes an impression from the moment you walk in. A front-facing staircase anchors a grand entry while keeping the main floor open and ideal for entertaining. Rich hardwood floors, warm cabinetry, light granite countertops, and stainless steel appliances come together in a kitchen that is as functional as it is inviting. A three-sided fireplace adds a striking focal point to the generous living area, and a main floor den completes the space—equally well suited as a home office or kids play area. Upstairs, the primary suite is a true retreat featuring a dedicated sitting area and a showstopping ensuite with stunning tile, a jetted tub, and a skylight that fills the space with natural light. The fully developed lower level is built for both entertaining and everyday living, with a wet bar, dedicated media room, space for a home gym, a full bathroom, and a guest bedroom that benefits from excellent natural light. The heated and insulated garage is finished to a level rarely seen, with custom lighting, built-in workbenches, epoxy floors, a bar fridge, and a stereo system. A car enthusiast's dream, or simply a space that reflects the same care found throughout the rest of the home. Out back, a private and well-appointed south yard offers a deck, patio, and hot tub for year-round enjoyment. Additional peace of mind comes with a fully fenced in front yard, new furnace (2025) and central air conditioning.