



1, 1707 33 Avenue SW  
Calgary, Alberta

MLS # A2313009



**\$669,900**

<b>Division:</b>	South Calgary		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,306 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Front Yard, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 495
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-CG d72
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Skylight(s), Storage, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** N/A

Stylish, move-in ready - perfectly positioned in the heart of Marda Loop! Beautifully appointed 4-plex offers the ideal blend of modern luxury, low-maintenance living & unbeatable walkability. With 1,876 sq. ft. of developed living space, 3 bedrooms, 3.5 bathrooms, AC, finished basement & single garage, this home checks all boxes for professionals, couples, downsizers or anyone looking to enjoy one of Calgary's most vibrant inner-city communities. Step inside to discover huge windows, abundant natural light, durable high-end wood flooring, quartz countertops, designer lighting & cozy gas fireplace. The open-concept mn floor is designed for both entertaining & everyday living, featuring spacious dining area & stunning kitchen complete w/GAS stove, oversized pantry & generous prep space. Convenient 2-piece bath completes the mn level. Upstairs, a skylight fills the upper hallway w/natural light. Primary retreat features vaulted ceilings, walk-in closet & luxurious ensuite w/steam shower & dual sinks. Second bedroom also enjoys its own private ensuite, making it ideal for guests, roommates, a nursery or home office. Upper-level laundry adds everyday convenience. Fully developed lower level expands living space with large rec room, third bedroom, 3-piece bathroom & additional storage. Outside, enjoy a charming front yard perfect for morning coffee, summer evenings, entertaining friends or relaxing after a walk through the neighbourhood. Then there's the location!!! Grab coffee across the street, brunch at Belmont Diner, drinks at The Trop, walk your dog through River Park or spend the afternoon at Sandy Beach. Enjoy quick access to downtown, 17th Avenue, Crowchild Trail & major routes throughout the city. Surrounded by boutiques, fitness studios, breweries, restaurants, parks, schools & recreation, this is inner-city living at its best. Move in, walk

everywhere & experience why Marda Loop remains one of Calgary's most sought-after communities.