



**1840 33 Avenue SW**  
**Calgary, Alberta**

**MLS # A2315160**



**\$795,000**

<b>Division:</b>	South Calgary		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	892 sq.ft.	<b>Age:</b>	1991 (35 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Front Yard, Lawn, Private		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Ceiling Fan(s), No Smoking Home, Quartz Counters, Storage		

**Inclusions:** front entry wardrobe, shoe shelf in dining room

Tucked into the heart of Marda Loop on a corner lot, this detached 4-level split offers over 1,660 sq. ft. of developed living space, giving you room to spread out without sacrificing the walkable inner-city lifestyle that makes this community so desirable. Step inside to a warm and inviting front living room anchored by a gas fireplace, the perfect spot to curl up with a book, host friends, or unwind after a long day. The updated kitchen brings together style and function with quartz countertops, stainless steel appliances, generous prep space, and an easy connection to the dining area that keeps everyone part of the conversation. Upstairs, you’ll find 2 bedrooms and a full 4-piece bathroom, including a spacious primary retreat complete with a walk-in closet. The lower level offers even more room to spread out with a second family room featuring a wood-burning fireplace, creating the ultimate movie night or hangout space. A 4-piece bathroom and laundry area complete the level. Downstairs, the basement adds flexibility with an additional bedroom plus a den that could easily function as a fourth bedroom, home office, workout space, or guest room. There’s also a large crawlspace for all the extra storage you never seem to have enough of. Outside, the covered side deck with built-ins creates a great extension of the living space and is ready for BBQ season (all it needs is the grill!) The yard offers plenty of room for a firepit, outdoor dining, gardening, or future landscaping ideas, giving the next owner the opportunity to create a backyard that suits their lifestyle. Mature landscaping and the corner lot placement give the space a sense of privacy while still keeping you connected to the energy of the neighborhood. Living in Marda Loop means being surrounded by some of Calgary’s favorite local coffee shops, restaurants, boutiques, fitness studios, and parks, all just minutes

from your door. Enjoy nearby green spaces, playgrounds, pathways, and the beloved outdoor pool during the summer months. Families will appreciate the access to nearby schools, while commuters will love being just minutes to downtown. It's a community known for its perfect blend of inner-city energy and neighborhood charm. Whether it's quiet mornings with coffee under the covered side deck, summer BBQs with friends, or cozy winter nights by the fire, this home was made to be lived in. This is your chance to enjoy detached living in one of Calgary's most sought-after inner-city communities.