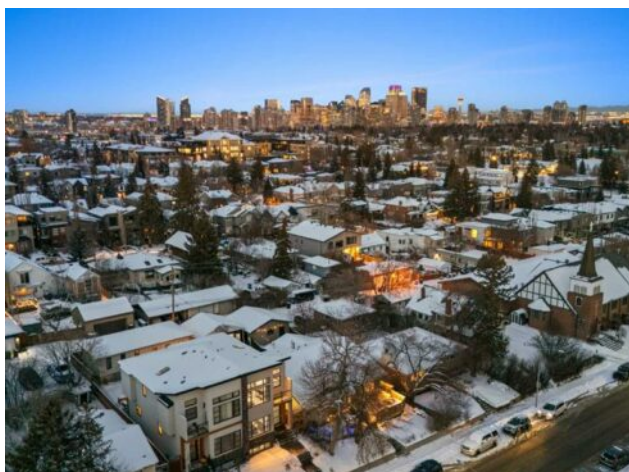


1826 33 Avenue SW  
Calgary, Alberta

MLS # A2274080



## \$889,000

<b>Division:</b>	South Calgary		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	2,001 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, Beach, 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>	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:** N/A

Step inside this exceptional 4-bedroom home in Marda Loop, offering nearly 3,000 sq.ft. of finished living space and a layout designed for modern living. The main level makes an immediate impression with 10 ft ceilings, rich hardwood, and a seamless flow from the dining area into a sleek, contemporary kitchen featuring quartz counters, a statement island, crisp white cabinetry, and stainless steel appliances. The living room delivers that “wow” moment with its floor-to-ceiling gas fireplace and custom media wall, all framed by large windows overlooking the sunny backyard and deck—perfect for summer grilling or effortless indoor-outdoor hosting. A 2-piece powder room completes the level. Upstairs, you’ll find three bright bedrooms, a full 4-piece bath, and convenient laundry, while the primary retreat stands out with vaulted ceilings, expansive windows, a private balcony, walk-in closet, and a luxurious 5-piece ensuite with double vanities, a soaking tub, and jetted shower. The fully developed basement expands the living space with a generous family room, wet bar, a second 4-piece bath, and a fourth bedroom with a large closet. Added features include air conditioning, a built-in Sonos system, an alarm system, and a double detached garage. Just steps from 33rd Ave, you’re surrounded by Marda Loop’s vibrant dining, caf  s, parks, schools, and everyday amenities. One of Calgary’s most energetic and walkable neighbourhoods is right at your doorstep.