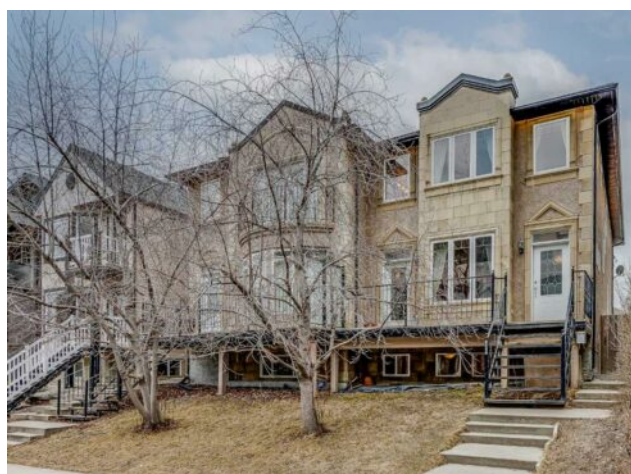


1611 33 Avenue SW
Calgary, Alberta

MLS # A2287448



\$810,000

Division:	South Calgary		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,989 sq.ft.	Age:	2001 (25 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Fruit Trees/Shrub(s)		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Pantry, Skylight(s), Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this beautifully designed semi-detached home in the highly sought-after community of Marda Loop. Offering nearly 3,000 sqft of thoughtfully designed living space, this home blends timeless architecture with modern comfort. From the moment you step inside, you'll be impressed by the high ceilings, elegant crown molding, skylights, and a stunning curved staircase. The main floor features a spacious foyer perfect for welcoming guests, a bright living room with a three-sided fireplace, and a generous dining area ideal for entertaining. The kitchen is sure to impress with granite countertops, stainless steel appliances, a large pantry, abundant cabinetry, and a functional island with plenty of prep space. The sunny breakfast nook opens to your private, fully fenced backyard complete with a deck — perfect for BBQs and relaxing evenings outdoors. The yard provides convenient access to the double detached garage. Upstairs, the spacious primary retreat offers a luxurious 5-piece ensuite and walk-in closet. Two additional large bedrooms, a full 4-piece bathroom, and a dedicated laundry area complete the upper level. Two skylights flood the space with natural light. The fully developed basement features two additional bedrooms, a 4-piece bathroom, a large recreation area, and a rare cold room — perfect for extra storage and keeping food fresh. Renovations were started but not completed, giving you the opportunity to add your personal finishing touches and instantly build equity with new flooring and paint. Additional highlights include air conditioning and central vacuum. Living in Marda Loop means enjoying trendy boutiques, vibrant caf  s, and diverse dining options just steps from your door. The community also offers fantastic amenities including an outdoor pool, tennis and pickleball courts, in the summer, and an outdoor skating rink in the

winter. With easy access to major routes leading to the mountains, weekend escapes are effortless. This exceptional home offers space, style, and an unbeatable location — a true must-see!