# \$1,049,900 - 1823 33 Avenue Sw, Calgary

MLS® #A2264413

# \$1,049,900

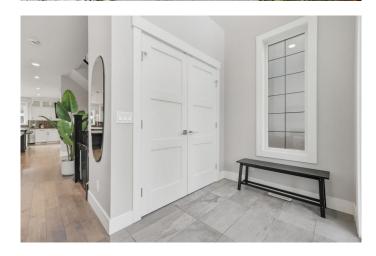
5 Bedroom, 4.00 Bathroom, 2,557 sqft Residential on 0.07 Acres

South Calgary, Calgary, Alberta

OPEN HOUSE SUNDAY, NOVEMBER 2ND FROM 1-3 PM. Breathtaking 3+2 bedroom offering over 3,400 sq ft f developed living space in the heart of sought-after South Calgary! The main level presents hardwood floors, high ceilings & is drenched in natural light, showcasing the living room with soaring ceiling & spectacular 2 story feature fireplace. The casual dining area provides ample space to host family & friends. A chef-inspired kitchen is tastefully finished with huge island/eating bar, an abundance of storage space & stainless steel appliance package. A 2 piece powder room & mud room complete the main level. The second level hosts a bright loft area that overlooks the living room, 2 bedrooms (both with walk-in closets), a 5 piece bath & laundry room with sink & storage. The private & sumptuous primary retreat encompasses the third level & features an inviting fireplace, access to a private balcony, 2 walk-in closets & lavish 6 piece ensuite with dual vanities, a relaxing freestanding soaker tub & separate shower. Basement development includes a large recreation room complete with wet bar – perfect for game or movie night. Two bedrooms & a 3 piece bath are the finishing touches to the basement. Further features include central air conditioning & wiring for data & sound. Also enjoy the south back yard with large patio, gas BBQ outlet & access to the double detached garage. This home is conveniently located just steps to vibrant Marda Loop & close to River Park, excellent







schools, shopping, public transit & just minutes to the downtown core.

#### Built in 2013

#### **Essential Information**

MLS® # A2264413 Price \$1,049,900

Bedrooms 5
Bathrooms 4.00
Full Baths 3
Half Baths 1

Square Footage 2,557
Acres 0.07
Year Built 2013

Type Residential

Sub-Type Semi Detached

Style 3 Storey, Side by Side

Status Active

# **Community Information**

Address 1823 33 Avenue Sw

Subdivision South Calgary

City Calgary
County Calgary
Province Alberta
Postal Code T2T1Z1

#### **Amenities**

Parking Spaces 2

Parking Double Garage Detached

# of Garages 2

#### Interior

Interior Features Bidet, Breakfast Bar, Built-in Features, Central Vacuum, Chandelier,

Closet Organizers, Double Vanity, High Ceilings, Open Floorplan, Pantry, Recessed Lighting, Stone Counters, Vaulted Ceiling(s), Wet Bar,

Wired for Data, Wired for Sound

Appliances Bar Fridge, Dishwasher, Double Oven, Dryer, Garage Control(s), Gas

Cooktop, Humidifier, Microwave, Range Hood, Refrigerator, Washer,

Window Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 2

Fireplaces Gas, Living Room, Master Bedroom

Has Basement Yes Basement Full

#### **Exterior**

Exterior Features Private Entrance, Private Yard

Lot Description Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot

Roof Membrane

Construction Stone, Stucco, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed October 14th, 2025

Days on Market 20

Zoning R-CG

# **Listing Details**

Listing Office RE/MAX First

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