

\$1,099,900 - 1823 33 Avenue Sw, Calgary

MLS® #A2264413

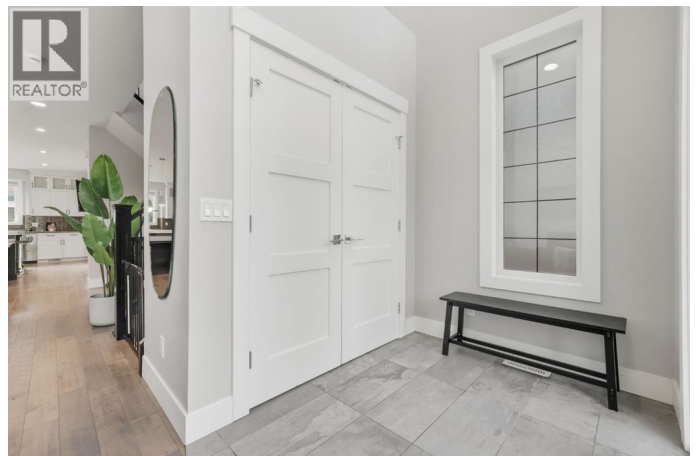
\$1,099,900

5 Bedroom, 4.00 Bathroom, 2,557 sqft

Single Family on 0.07 Acres

South Calgary, Calgary, Alberta

Breathtaking 3+2 bedroom offering over 3,400 sq ft of 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. (id:6289)

Built in 2013

Essential Information

Listing #	A2264413
Price	\$1,099,900
Bedrooms	5
Bathrooms	4.00
Half Baths	1
Square Footage	2,557
Acres	0.07
Year Built	2013
Type	Single Family
Sub-Type	Freehold

Community Information

Address	1823 33 Avenue Sw
Subdivision	South Calgary
City	Calgary
Province	Alberta
Postal Code	T2T1Z1

Amenities

Amenities	Golf Course, Park, Schools, Shopping
Features	Back lane, Wet bar, Closet Organizers
Parking Spaces	2
Parking	Detached Garage
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Cooktop - Gas, Dishwasher, Oven, Dryer, Microwave, Humidifier, Hood Fan, Window Coverings, Garage door opener
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2
# of Stories	3

Has Basement Yes

Exterior

Exterior Stone, Stucco
Exterior Features Landscaped
Construction Wood frame
Foundation Poured Concrete

Listing Details

Listing Office RE/MAX First



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