

# \$925,000 - 1525 33 Avenue Sw, Calgary

MLS® #A2206392

**\$925,000**

4 Bedroom, 4.00 Bathroom, 1,929 sqft  
Residential on 0.07 Acres

South Calgary, Calgary, Alberta

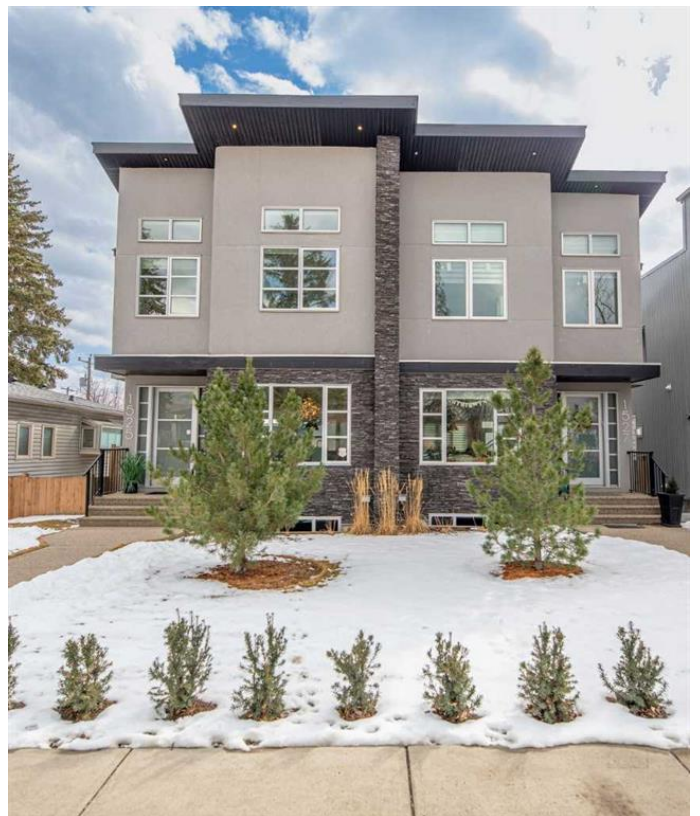
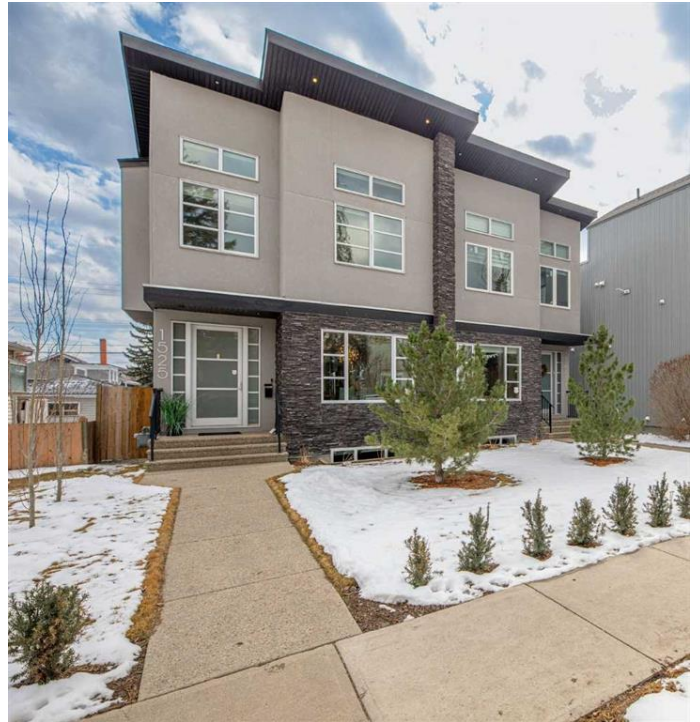
Welcome to a modern and cared-for 4-bedroom, 3.5-bathroom home in one of Calgary's most sought-after communities. This stunning two-storey home seamlessly blends style, comfort, and functionality—perfect for families and entertainers alike.

Enjoy a gourmet kitchen (that professional chefs have enjoyed) and open-concept living, featuring a bright and spacious dining nook, large entertainer's island, and cozy great room that create the perfect gathering space. This beautiful home boasts sunlit spaces with large windows that fill the home with natural light, with sliding French-style patio doors at the back that open to enhance the warm and inviting atmosphere.

A built-in Sonos sound system with integrated controls and speakers in the primary bedroom, living room, and basement offers seamless audio throughout the home—perfect for entertaining or enjoying a quiet night in.

Upstairs, retreat to a lavish five-piece ensuite featuring a rain showerhead and generous master bedroom, offering a spa-like sanctuary. The upper-level laundry makes daily chores effortless, and electric blinds in both bedrooms add convenience and modern comfort.

Head downstairs to your fully developed basement, complete with a bar, rec room,



fourth bedroom, and ample storage for ultimate convenience. Outdoor and location perks include a low-maintenance backyard, perfect for relaxation and easy upkeep. South-facing yard, ideal for enjoying Calgary's sunny days. Detached double garage for secure parking and extra storage. The location is just steps away from Marda Loop's finest restaurants, evening entertainment, coffee shops, breweries, and boutique shopping and quick transit to downtown, making commuting a breeze. Top schools nearby include Altadore School (K-6, Public) Dr. Oakley School (Specialized, 3-9, Public) Mount Royal School (7-9, Public), Webber Academy (K-12, Private). All of this, just minutes from downtown, with easy access to parks, dog parks, access to the river, recreation, and vibrant community events.

Book your private showing today and experience the best of Marda Loop living!

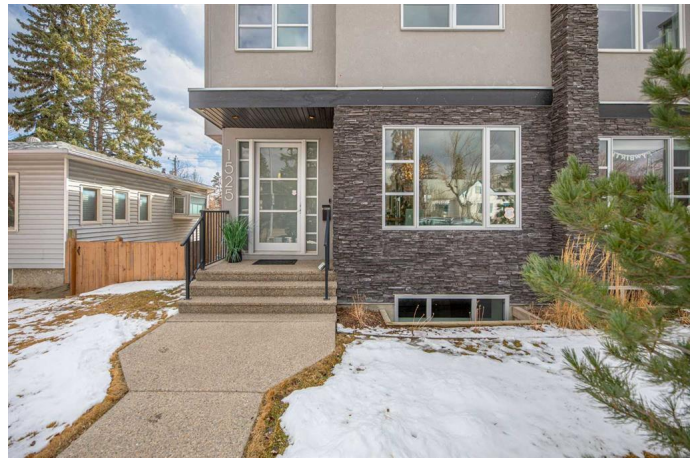
Built in 2016

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2206392               |
| Price          | \$925,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,929                  |
| Acres          | 0.07                   |
| Year Built     | 2016                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 1525 33 Avenue Sw |
| Subdivision | South Calgary     |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2T1Y4            |



### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Bar, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Skylight(s), Vaulted Ceiling(s), Wired for Sound  |
| Appliances        | Bar Fridge, Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Wine Refrigerator, Gas Range |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas  |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | BBQ gas line                                     |
| Lot Description   | Back Lane, Landscaped, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                                  |
| Construction      | Stucco, Wood Frame                               |
| Foundation        | Poured Concrete                                  |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 2nd, 2025 |
| Days on Market | 15              |
| Zoning         | R-CG            |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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