



GRASSROOTS
REALTY GROUP

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1506 33 Avenue SW
Calgary, Alberta

MLS # A2230602



\$815,000

Division:	South Calgary		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,890 sq.ft.	Age:	2008 (17 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Faces Rear, Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Closet Organizers, Crown Molding, Double Vanity, French Door, Granite Counters, Kitchen Island, No Smoking Home, Pantry, Recessed Lighting, Sauna, Storage, Tankless Hot Water, Walk-In Closet(s)		
Inclusions:	Sauna		

**** Open House: Saturday, June 14th (12:00pm - 2:00pm) **** Step inside this remarkable half duplex, in the highly sought-after community of Marda Loop. With 5 bedrooms, 3.5 baths, and nearly 2,800 sqft. of beautifully developed living space, this home seamlessly blends comfort, convenience and sophistication. The main floor is open and inviting, with large windows filling the space with tons of natural light. Beautiful hardwood floors guide you through an inviting living space centred around a cozy gas fireplace, extending into a spacious dining room. Elegant crown molding adds a refined touch throughout, elevating the overall aesthetic. The gourmet kitchen is a chef's delight, equipped with premium stainless steel appliances, a gas cooktop, subway tile backsplash, and granite countertops. A charming breakfast nook/informal dining area sits adjacent to the kitchen, with French doors that open onto a private patio and backyard—perfect for outdoor dining and entertaining. Upstairs, the primary bedroom is a serene retreat, featuring a large walk-in closet and a 5-piece spa-like ensuite. Featuring dual sinks, an oversized walk-in shower, and a large soaker tub. Two additional bedrooms, a full bathroom, and a convenient laundry room completes the upper level. The fully finished basement is an entertainer's dream, complete with a family/media room outfitted with a built-in projector, plus two additional bedrooms and a full 4-piece bath. One of the bedrooms even includes your very own sauna! Additional highlights of this home include a tankless water heater and newly installed central air conditioning (2024). Located mere minutes from downtown and within walking distance to Marda Loop's trendy boutiques, cafes, restaurants, and recreational amenities, this home delivers the ultimate urban lifestyle. Don't miss your chance

on this exceptional property!