



GRASSROOTS
REALTY GROUP

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1823 33 Avenue SW
Calgary, Alberta

MLS # A2264413



\$1,099,900

Division:	South Calgary		
Type:	Residential/Duplex		
Style:	3 (or more) Storey, Attached-Side by Side		
Size:	2,557 sq.ft.	Age:	2013 (12 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Membrane	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

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

Inclusions: Tv in kitchen, pergola in back yard

OPEN HOUSE SATURDAY, OCTOBER 18TH FROM 1-4 PM. Breathtaking 3+2 bedroom offering over 3,400 sq ft 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.