

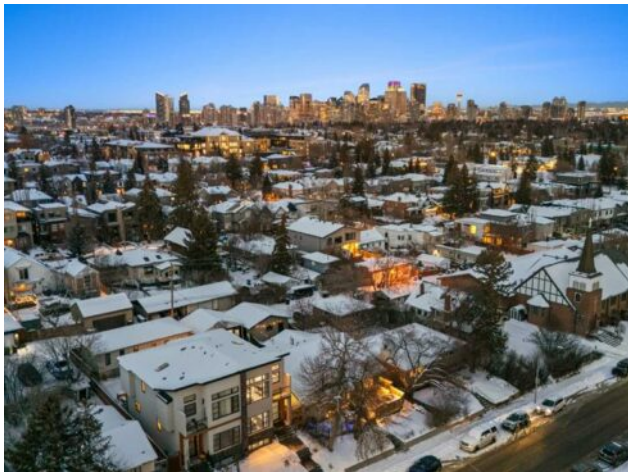


GRASSROOTS
REALTY GROUP

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1826 33 Avenue SW
Calgary, Alberta

MLS # A2274080



\$889,000

Division:	South Calgary		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,001 sq.ft.	Age:	2016 (9 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Beach, Landscaped, Rectangular Lot		

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

Features: Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Soaking Tub, Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: N/A

Step inside this exceptional 4-bedroom home in Marda Loop, offering nearly 3,000 sq.ft. of finished living space and a layout designed for modern living. The main level makes an immediate impression with 10 ft ceilings, rich hardwood, and a seamless flow from the dining area into a sleek, contemporary kitchen featuring quartz counters, a statement island, crisp white cabinetry, and stainless steel appliances. The living room delivers that “wow” moment with its floor-to-ceiling gas fireplace and custom media wall, all framed by large windows overlooking the sunny backyard and deck—perfect for summer grilling or effortless indoor-outdoor hosting. A 2-piece powder room completes the level. Upstairs, you’ll find three bright bedrooms, a full 4-piece bath, and convenient laundry, while the primary retreat stands out with vaulted ceilings, expansive windows, a private balcony, walk-in closet, and a luxurious 5-piece ensuite with double vanities, a soaking tub, and jetted shower. The fully developed basement expands the living space with a generous family room, wet bar, a second 4-piece bath, and a fourth bedroom with a large closet. Added features include air conditioning, a built-in Sonos system, an alarm system, and a double detached garage. Just steps from 33rd Ave, you’re surrounded by Marda Loop’s vibrant dining, caf  s, parks, schools, and everyday amenities. One of Calgary’s most energetic and walkable neighbourhoods is right at your doorstep.