



**1514 33 Avenue SW**  
**Calgary, Alberta**

**MLS # A2297054**



**\$898,000**

<b>Division:</b>	South Calgary		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	2,002 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Metal Siding , Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Soaking Tub		

**Inclusions:** None

Located just steps from the shops, restaurants, parks, and outdoor pool that define life in Marda Loop, this beautifully finished infill offers over 2,000 sq. ft. above grade plus a fully developed lower level, all wrapped in a layout that feels both refined and genuinely livable. The main floor is bright, open, and welcoming, with 9' ceilings, oversized windows, engineered hardwood flooring, air conditioning, and an energy-efficient fireplace anchoring the living space. At the centre of the home, the galley-style kitchen is designed for the way people actually live—featuring stainless steel appliances, quartz countertops, ample cabinetry, an oversized island, and seamless connection to the generous dining area. A walk-in pantry and thoughtfully designed mudroom with elegant tile flooring and handcrafted lockers add everyday function without sacrificing style. Upstairs, three well-proportioned bedrooms, a full bathroom, and upper laundry create an ideal family layout, while the spacious primary retreat offers a custom walk-in closet and a spa-inspired ensuite with dual sinks, a freestanding soaker tub, and a full tile and glass shower. The fully developed lower level extends the home in all the right ways, featuring a large family/media room, bar area, fourth bedroom, full bathroom, and excellent storage. Outside, the landscaped yard, large deck, and double garage complete a property that delivers the full Marda Loop lifestyle with comfort, function, and style. From morning coffee at the island to summer evenings on the deck and movie nights downstairs, this is a home designed to support both entertaining and easy daily living.