



**1807 33 Avenue SW**  
**Calgary, Alberta**

**MLS # A2125446**



**\$949,900**

<b>Division:</b>	South Calgary		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	2,179 sq.ft.	<b>Age:</b>	1910 (114 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard, Interior Lot, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	R-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Refrigerator (upper suite), Electric Stove (upper suite), Hood fan (upper suite), Electric Stove (lower suite), Hood fan (lower suite), Microwave (lower suite), Refrigerator (lower suite),

Prime development opportunity or revenue property in Marda Loop! Discover the potential of 1807 33 Ave SW, a prime development lot or long-term holding property in the heart of Marda Loop. Whether you're an investor looking for a great revenue property or seeking a prime spot for redevelopment, this is the opportunity you've been waiting for! This property features a lot size of 15.2x38.1 with potential for city views, refurbished for revenue with new appliances, updated kitchens, lighting, baths, and carpet. There are three illegal-suites with separate entrances for the main floor, upper floor, and basement, each equipped with a 4-piece bath. The basement is currently configured as a commercial kitchen. Enjoy the convenience of a common laundry area and parking access for 3 cars behind the south-facing backyard. The current seller, living on the main floor, is open to renting back the property for up to one year, providing immediate rental income. This property offers flexibility for both short-term revenue generation and long-term development plans. Situated in the vibrant and highly sought-after Marda Loop, this property offers great access to transit, parks, shopping, and the downtown core. Don't miss out on this exceptional opportunity to invest in a prime inner-city location. Whether you're looking to generate revenue or redevelop, 1807 33 Ave SW is a must-see! Contact us today to schedule a viewing and explore the possibilities.