

# \$1,099,900 - 1823 33 Avenue Sw, Calgary

MLS® #A2264413

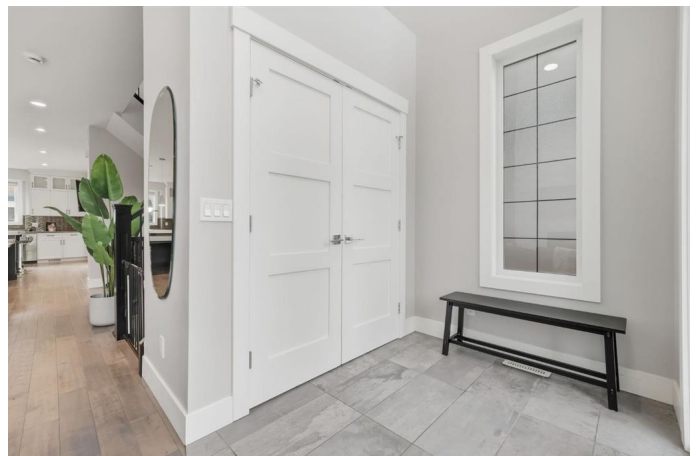
**\$1,099,900**

5 Bedroom, 4.00 Bathroom, 2,557 sqft

Residential on 0.07 Acres

South Calgary, Calgary, Alberta

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

Built in 2013

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2264413               |
| Price          | \$1,099,900            |
| Bedrooms       | 5                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,557                  |
| Acres          | 0.07                   |
| Year Built     | 2013                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 3 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 1823 33 Avenue Sw |
| Subdivision | South Calgary     |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2T1Z1            |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                                                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | 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, Bidet |
| Appliances        | Bar Fridge, Dishwasher, Double Oven, Dryer, Garage Control(s), Gas                                                                                                                                                                            |

|                 |                                                                                    |
|-----------------|------------------------------------------------------------------------------------|
|                 | Cooktop, Humidifier, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating         | Forced Air, Natural Gas                                                            |
| Cooling         | Central Air                                                                        |
| Fireplace       | Yes                                                                                |
| # of Fireplaces | 2                                                                                  |
| Fireplaces      | Gas, Living Room, Master Bedroom                                                   |
| Has Basement    | Yes                                                                                |
| Basement        | Finished, Full                                                                     |

## Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard                                |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot |
| Roof              | Membrane                                                      |
| Construction      | Stone, Stucco, Wood Frame                                     |
| Foundation        | Poured Concrete                                               |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 14th, 2025 |
| Days on Market | 4                  |
| Zoning         | R-CG               |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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