

# \$925,000 - 1525 33 Avenue Sw, Calgary

MLS® #A2206392

**\$925,000**

4 Bedroom, 4.00 Bathroom, 1,929 sqft  
Residential on 0.07 Acres

South Calgary, Calgary, Alberta

Welcome to a modern and cared-for 4-bedroom, 3.5-bathroom home in one of Calgary's most sought-after communities. This stunning two-storey home seamlessly blends style, comfort, and functionality—perfect for families and entertainers alike.

Enjoy a gourmet kitchen (that professional chefs have enjoyed) and open-concept living, featuring a bright and spacious dining nook, large entertainer's island, and cozy great room that create the perfect gathering space. This beautiful home boasts sunlit spaces with large windows that fill the home with natural light, with sliding French-style patio doors at the back that open to enhance the warm and inviting atmosphere.

A built-in Sonos sound system with integrated controls and speakers in the primary bedroom, living room, and basement offers seamless audio throughout the home—perfect for entertaining or enjoying a quiet night in.

Upstairs, retreat to a lavish five-piece ensuite featuring a rain showerhead and generous master bedroom, offering a spa-like sanctuary. The upper-level laundry makes daily chores effortless, and electric blinds in both bedrooms add convenience and modern comfort.

Head downstairs to your fully developed basement, complete with a bar, rec room,



fourth bedroom, and ample storage for ultimate convenience. Outdoor and location perks include a low-maintenance backyard, perfect for relaxation and easy upkeep. South-facing yard, ideal for enjoying Calgary's sunny days. Detached double garage for secure parking and extra storage. The location is just steps away from Marda Loop's finest restaurants, evening entertainment, coffee shops, breweries, and boutique shopping and quick transit to downtown, making commuting a breeze. Top schools nearby include Altadore School (K-6, Public) Dr. Oakley School (Specialized, 3-9, Public) Mount Royal School (7-9, Public), Webber Academy (K-12, Private). All of this, just minutes from downtown, with easy access to parks, dog parks, access to the river, recreation, and vibrant community events.

Book your private showing today and experience the best of Marda Loop living!

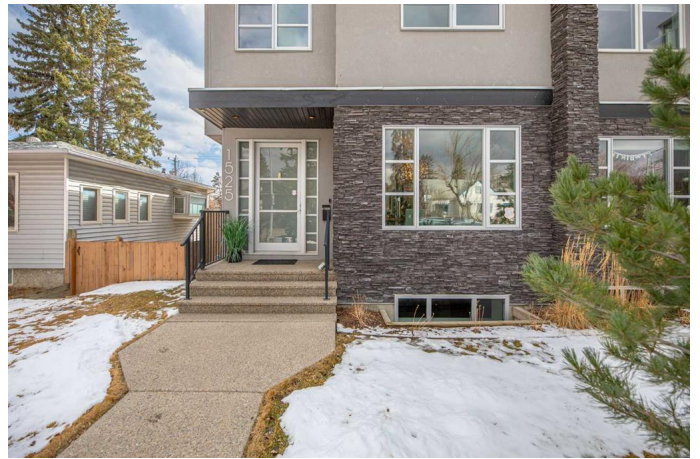
Built in 2016

### **Essential Information**

MLS® #	A2206392
Price	\$925,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,929
Acres	0.07
Year Built	2016
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address 1525 33 Avenue Sw  
Subdivision South Calgary  
City Calgary  
County Calgary  
Province Alberta  
Postal Code T2T1Y4



### Amenities

Parking Spaces 2  
Parking Double Garage Detached  
# of Garages 2

### Interior

Interior Features Bar, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Skylight(s), Vaulted Ceiling(s), Wired for Sound  
Appliances Bar Fridge, Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Wine Refrigerator, Gas Range  
Heating Forced Air, Natural Gas  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features BBQ gas line  
Lot Description Back Lane, Landscaped, Low Maintenance Landscape  
Roof Asphalt Shingle  
Construction Stucco, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed April 2nd, 2025  
Days on Market 13  
Zoning R-CG

### Listing Details

Listing Office Royal LePage Benchmark

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