

# \$825,000 - 1506 33 Avenue Sw, Calgary

MLS® #A2209850

**\$825,000**

5 Bedroom, 4.00 Bathroom, 1,891 sqft  
Residential on 0.07 Acres

South Calgary, Calgary, Alberta

Step inside this remarkable half duplex, in the highly sought-after community of Marda Loop. With 5 bedrooms, 3.5 baths, and nearly 2,800 sqft. of beautifully developed living space, this home seamlessly blends comfort, convenience and sophistication. The main floor is open and inviting, with large windows filling the space with tons of natural light. Beautiful hardwood floors guide you through an inviting living space centred around a cozy gas fireplace, extending into a spacious dining room. Elegant crown molding adds a refined touch throughout, elevating the overall aesthetic. The gourmet kitchen is a chef's delight, equipped with premium stainless steel appliances, a gas cooktop, subway tile backsplash, and granite countertops. A charming breakfast nook/informal dining area sits adjacent to the kitchen, with French doors that open onto a private patio and backyard—perfect for outdoor dining and entertaining. Upstairs, the primary bedroom is a serene retreat, featuring a large walk-in closet and a 5-piece spa-like ensuite. Featuring dual sinks, an oversized walk-in shower, and a large soaker tub. Two additional bedrooms, a full bathroom, and a convenient laundry room completes the upper level. The fully finished basement is an entertainer's dream, complete with a family/media room outfitted with a built-in projector, plus two additional bedrooms and a full 4-piece bath. One of the bedrooms even includes your very own sauna! Additional highlights of this home



include a tankless water heater and newly installed central air conditioning (2024). Located mere minutes from downtown and within walking distance to Marda Loop’s trendy boutiques, cafes, restaurants, and recreational amenities, this home delivers the ultimate urban lifestyle. Don’t miss your chance on this exceptional property!

Built in 2008

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2209850               |
| Price          | \$825,000              |
| Bedrooms       | 5                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,891                  |
| Acres          | 0.07                   |
| Year Built     | 2008                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 1506 33 Avenue Sw |
| Subdivision | South Calgary     |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2T 1Y3           |

**Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 2   |
| Parking        | Double Garage Detached, Garage Door Opener, Off Street, Alley Access, Garage Faces Rear |
| # of Garages   | 2   |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Built-in Features, Ceiling Fan(s), Closet Organizers, Crown Molding, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Pantry, Recessed Lighting, Storage, Tankless Hot Water, Walk-In Closet(s), French Door, Sauna |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garburator, Microwave, Microwave Hood Fan, Tankless Water Heater, Washer, Window Coverings, Gas Stove  |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Family Room, Gas, Gas Starter, Mantle  |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | BBQ gas line, Private Yard  |
| Lot Description   | Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot, Few Trees |
| Roof              | Asphalt Shingle   |
| Construction      | Stucco, Wood Frame  |
| Foundation        | Poured Concrete   |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 9th, 2025 |
| Days on Market | 38              |
| Zoning         | R-CG            |

## Listing Details

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

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