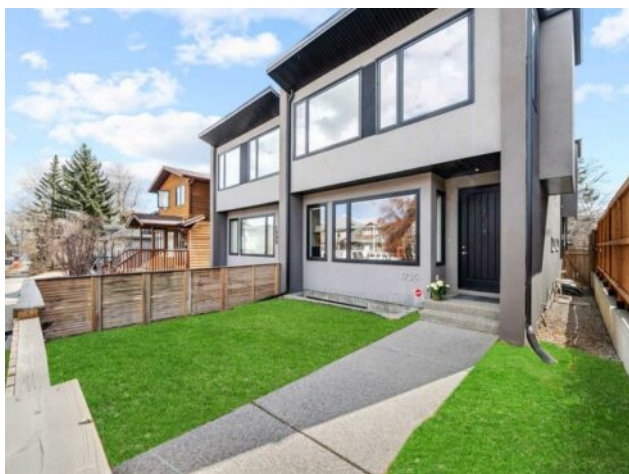


1735 33 Avenue SW  
Calgary, Alberta

MLS # A2210537



# \$975,000

<b>Division:</b>	South Calgary		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	2,047 sq.ft.	<b>Age:</b>	2012 (13 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, Back Yard, Front Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, No Smoking Home, Open Floorplan, See Remarks, Soaking Tub, Sump Pump(s), Walk-In Closet(s)

**Inclusions:** N/A

Welcome to this stunning, custom-built home—proudly owned and meticulously maintained. Nestled in one of Calgary's most desirable inner-city neighborhoods, this 3+1 bedroom residence blends thoughtful design, premium finishes, and timeless modern style. The main floor features a bright, open-concept layout that's perfect for both daily living and entertaining. At the heart of the home, the chef-inspired kitchen—designed by RATIONAL—boasts imported European quartz countertops, a gas cooktop, and full-height modern cabinetry. Elegant hardwood flooring, custom built-ins, and designer windows add a luxurious touch throughout. The south-facing living room is flooded with natural light and features a cozy gas fireplace, plus a stunning four-panel sliding glass door system that opens to the expansive rear patio—seamlessly blending indoor and outdoor living. A well-appointed mudroom at the back entrance adds practicality and organization. Upstairs, a glass-railed staircase leads to a bright, airy level with 9' ceilings and generous windows throughout. The luxurious primary suite offers a custom walk-in closet and spa-like ensuite with a soaker tub, dual vanities, and an oversized glass shower. Two additional spacious bedrooms, a second full bathroom, and a conveniently located laundry room complete the upper level. The fully finished basement features in-floor heating (installed, not a rough-in), an instant hot water system, a large rec room with built-in cabinetry, a wet bar, a generous fourth bedroom, and a 3-piece bathroom with a shower, sink, and toilet—perfect for guests, teens, or a private home office. Outdoors, the front garden is fully fenced, and the backyard is low-maintenance, complete with a spacious wood patio and BBQ gas line—ideal for relaxing or hosting gatherings. Just steps

from the heart of Marda Loop, enjoy walkable access to vibrant restaurants, cozy cafés, boutique shopping, scenic parks, a public library, and some of Calgary’s top-rated schools.