

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

MLS® #A2264413

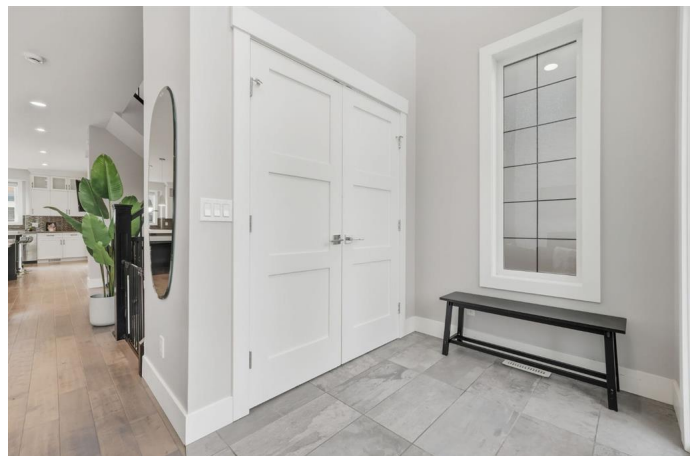
\$1,099,900

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	Bidet, 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
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	5
Zoning	R-CG

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.