

# \$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	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Rear, Off Street
# of Garages	2

## Interior

Interior Features	Built-in Features, Ceiling Fan(s), Closet Organizers, Crown Molding, Double Vanity, French Door, Granite Counters, Kitchen Island, No Smoking Home, Pantry, Recessed Lighting, Sauna, Storage, Tankless Hot Water, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garburator, Gas Stove, Microwave, Microwave Hood Fan, Tankless Water Heater, Washer, Window Coverings
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, Few Trees, Front Yard, Landscaped, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 9th, 2025
Days on Market	33
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX First
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