

# \$875,000 - 1726 33 Avenue Sw, Calgary

MLS® #A2205785

**\$875,000**

4 Bedroom, 2.00 Bathroom, 1,524 sqft  
Residential on 0.10 Acres

South Calgary, Calgary, Alberta

Charming Heritage Home in the Heart of Marda Loop ( a recognized City of Calgary Century Home) 1726 33 Ave SW Nestled in the vibrant community of South Calgary, this beautifully preserved 1910 character home offers the perfect blend of historic charm and modern updates. With original wood doors, baseboards and moldings, a stunning clawfoot tub, and a cozy wood-burning fireplace with a tile hearth, this home retains its timeless appeal while featuring thoughtful upgrades. The updated kitchen brings contemporary convenience, while a new furnace (2019) and hot water on demand (2022) ensure efficiency and comfort. Enjoy the inviting south-facing enclosed front porch, ideal for morning coffee or relaxing afternoons. Upstairs you will find 3 good size bedrooms with 1 more downstairs in the finished basement. The oversized double garage provides ample storage and parking. Situated in one of Calgary's most sought-after neighborhoods, this home is steps from boutique shops, trendy cafés, parks, and all the amenities Marda Loop has to offer. Don't miss this rare opportunity to own a piece of history in an unbeatable location!

Built in 1910

## Essential Information

MLS® #	A2205785
Price	\$875,000



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,524
Acres	0.10
Year Built	1910
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	1726 33 Avenue Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T1Y7

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	French Door, Granite Counters, See Remarks, Separate Entrance, Soaking Tub, Wood Windows
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Refrigerator, See Remarks, Washer, Window Coverings, Tankless Water Heater
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning, See Remarks
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Front Yard, Landscaped, Low Maintenance Landscape, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Concrete, See Remarks, Wood Frame, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 28th, 2025
Days on Market	6
Zoning	R-CG

### **Listing Details**

Listing Office	Greater Property Group
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