

# \$875,000 - 1909 33 Avenue Sw, Calgary

MLS® #A2209979

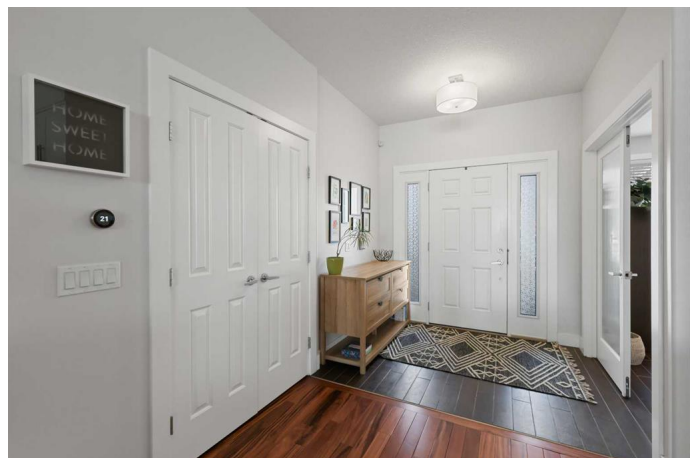
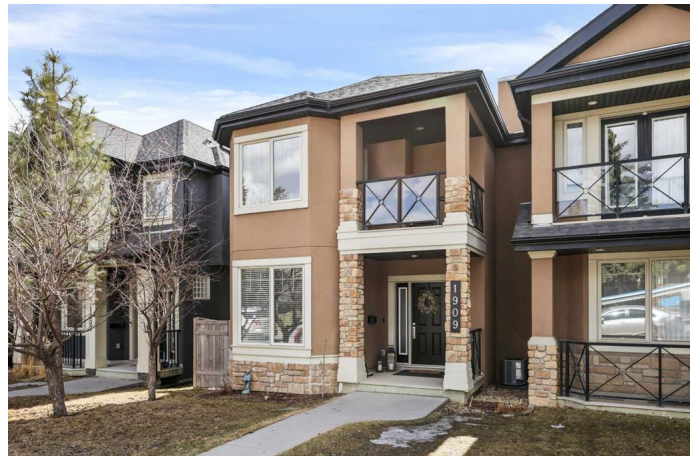
**\$875,000**

4 Bedroom, 4.00 Bathroom, 1,952 sqft

Residential on 0.07 Acres

South Calgary, Calgary, Alberta

Welcome to this beautifully designed semi-detached home, ideally situated in the vibrant and sought-after neighbourhood of South Calgary. Just a short stroll to the shops, restaurants, and energy of Marda Loop, this home offers the perfect blend of urban convenience and residential tranquility. Step inside to a bright and open main floor that's perfect for both relaxing and entertaining. The front office inside the entry flows seamlessly into a spacious living area with a modern kitchen and dining space, all overlooking a sunny, south-facing backyard with a private deck—ideal for summer BBQs or quiet morning coffees. Upstairs, you'll find three generously sized bedrooms, including a primary suite with large walk-in closet, stunning 5-piece ensuite and private balcony access. The upper level also includes an additional full bathroom and laundry room for convenience and comfort. The fully finished basement offers a cozy living area, huge bedroom and an additional bathroom, making it a great retreat for guests, an additional home office, or a media room. Central AC and a nicely appointed south backyard with a newer deck and insulated double detached garage. This home has it all—style, space, and an unbeatable location. Whether you're a growing family or looking for a dynamic community close to the core, this is one you won't want to miss! Call today for your private showing!



Built in 2008

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2209979               |
| Price          | \$875,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,952                  |
| Acres          | 0.07                   |
| Year Built     | 2008                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 1909 33 Avenue Sw |
| Subdivision | South Calgary     |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2T 1Z3           |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan, Pantry, Stone Counters, Walk-In Closet(s)              |
| Appliances        | Dishwasher, Gas Cooktop, Microwave, Refrigerator, Washer/Dryer, Window Coverings, Oven |
| Heating           | Forced Air                                                                             |
| Cooling           | Central Air                                                                            |
| Fireplace         | Yes                                                                                    |
| # of Fireplaces   | 1                                                                                      |

|              |                |
|--------------|----------------|
| Fireplaces   | Gas            |
| Has Basement | Yes            |
| Basement     | Finished, Full |

### Exterior

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior Features | Private Yard                      |
| Lot Description   | Back Lane, Back Yard, Lawn, Level |
| Roof              | Asphalt Shingle                   |
| Construction      | Stone, Stucco, Wood Frame         |
| Foundation        | Poured Concrete                   |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 10th, 2025 |
| Days on Market | 8                |
| Zoning         | R-CG             |

### Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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