

# \$975,000 - 1735 33 Avenue Sw, Calgary

MLS® #A2210537

**\$975,000**

4 Bedroom, 4.00 Bathroom, 2,047 sqft

Residential on 0.07 Acres

South Calgary, Calgary, Alberta

Welcome to this stunning, custom-built homeâ€”proudly owned and meticulously maintained. Nestled in one of Calgaryâ€™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 thatâ€™s perfect for both daily living and entertaining. At the heart of the home, the chef-inspired kitchenâ€”designed by RATIONALâ€”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 patioâ€”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 9â€™ 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 toiletâ€”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 lineâ€”ideal for relaxing or hosting gatherings.

Just steps from the heart of Marda Loop, enjoy walkable access to vibrant restaurants, cozy cafÃ©s, boutique shopping, scenic parks, a public library, and some of Calgaryâ€™s top-rated schools.

Built in 2012

### **Essential Information**

MLS® #	A2210537
Price	\$975,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,047
Acres	0.07
Year Built	2012
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	1735 33 Avenue Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 1Y8

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, No Smoking Home, Open Floorplan, See Remarks, Soaking Tub, Walk-In Closet(s), Sump Pump(s)
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Water Softener, Window Coverings, Built-In Oven, Humidifier
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard
Roof	Asphalt
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 10th, 2025
Days on Market	26
Zoning	R-CG

### **Listing Details**

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.