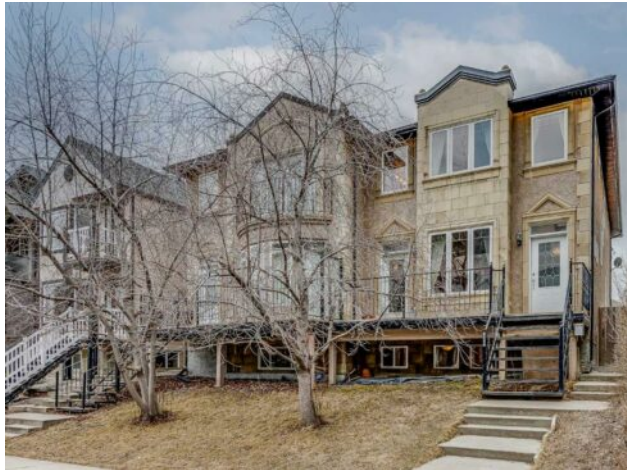


1611 33 Avenue SW
Calgary, Alberta

MLS # A2212118



\$849,999

Division:	South Calgary		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,989 sq.ft.	Age:	2001 (24 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Fruit Trees/Shrub(s)		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Pantry, Recessed Lighting, Skylight(s), Walk-In Closet(s)

Inclusions: N/A

INVESTOR ALERT Great opportunity to own a semi-detached home in the sought out neighborhood of Marda Loop. This home has beautiful architecture throughout. The high ceilings, crown molding, skylights and gorgeous curved staircase lead to the upper and lower floors. The main floor has a spacious foyer great to greet guests, a large living room that leads out to a spacious front deck. Livingroom has 3 sided fireplace that separates the large dining room, and a kitchen that cant be beat. Granite countertops, stainless steel appliances, large pantry, an island and tons of storage and counter space. A large breakfast nook that leads to your private fenced in backyard with deck for BBQs and relaxing outdoors. Backyard leads to your double detached garage. The upper floor has a spacious primary bedroom with 5 piece ensuite and walk in closet. Continue through the upper floor to 2 large bedrooms, 4 piece washroom, laundry room. This floor is illuminated by 2 skylights. The lower floor, though only partially finished, has 2 bedrooms, a 4 piece bathroom(finished) and another large living area. Also a rare find in the city is the cold room downstairs which is amazing to store and keep food fresh longer. The partially finished basement gives you the to opportunity to put your own personal touch on this beautiful home. With some work this home can be made even more amazing! So much opportunity here! With the lower level, home has almost 3000sqft of living space! Home also has air conditioning and central vacuum. The chic neighborhood of Marda Loop is a community home to trendy shopping experiences mixed with vibrant cafés and restaurant flavors to suit any taste. With walking and biking pathways weaving throughout the neighborhood you'll find yourself out and about more than you imagined. We have access to an

amazing community association that runs an outdoor swimming pool, tennis/pickleball courts, beach volleyball courts during the summer, and outdoor skating rink during winter. Want to get in touch with nature? Hop on Crowchild Trail or Glenmore Trail and they lead you straight to the mountains. This home is a definite must see!