



# 1525 33 Avenue Calgary Alberta

\$925,000

Welcome to a modern and cared-for 4-bedroom, 3.5-bathroom home in one of Calgary's most sought-after communities. This stunning two-storey home seamlessly blends style, comfort, and functionality—perfect for families and entertainers alike. Enjoy a gourmet kitchen (that professional chefs have enjoyed) and open-concept living, featuring a bright and spacious dining nook, large entertainer's island, and cozy great room that create the perfect gathering space. This beautiful home boasts sunlit spaces with large windows that fill the home with natural light, with sliding French-style patio doors at the back that open to enhance the warm and inviting atmosphere. A built-in Sonos sound system with integrated controls and speakers in the primary bedroom, living room, and basement offers seamless audio throughout the home—perfect for entertaining or enjoying a quiet night in. Upstairs, retreat to a lavish five-piece ensuite featuring a rain showerhead and generous master bedroom, offering a spa-like sanctuary. The upper-level laundry makes daily chores effortless, and electric blinds in both bedrooms add convenience and modern comfort. Head downstairs to your fully developed basement, complete with a bar, rec room, fourth bedroom, and ample storage for ultimate convenience. Outdoor and location perks include a low-maintenance backyard, perfect for relaxation and easy upkeep. South-facing yard, ideal for enjoying Calgary's sunny days. Detached double garage for secure parking and extra storage. The location is just steps away from Marda Loop's finest restaurants, evening entertainment, coffee shops, breweries, and boutique shopping and quick transit to downtown, making commuting a breeze. Top schools nearby include Altadore School (K-6, Public) Dr. Oakley School (Specialized, 3-9, Public) Mount Royal School (7-9, Public), Webber Academy (K-12, Private). All of this, just...

Bedroom 11.75 Ft x 12.58 Ft

Bedroom 10.17 Ft x 11.42 Ft

4pc Bathroom 6.42 Ft x 8.00 Ft

Laundry room 7.42 Ft x 6.00 Ft

Primary Bedroom 13.08 Ft x 16.08 Ft

5pc Bathroom 8.75 Ft x 16.08 Ft

Furnace 8.33 Ft x 7.92 Ft

Recreational, Games room 19.17 Ft x 17.33 Ft

Other 8.75 Ft x 3.58 Ft

Dining room 12.58 Ft x 13.50 Ft

Kitchen 18.08 Ft x 14.42 Ft

2pc Bathroom 5.92 Ft x 5.17 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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See

**Mirror**

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Bedroom 19.17 Ft x 8.83 Ft  
Living room 14.83 Ft x 20.17 Ft  
4pc Bathroom 8.33 Ft x 9.33 Ft