



1611 33 Avenue Calgary Alberta

\$835,000

Price Reduction!! Great opportunity to own a semi-detached home in the sought out neighborhood of Marda Loop with almost 3000sqft of living space. 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 basement has 2 bedrooms, a 4 piece bathroom 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 basement had renovations started on it but were never finished, this gives you the to opportunity to put your own personal touch on this beautiful home. Splash of paint, your favorite flooring and the basement is ready for your enjoyment! 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 cafes 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 cour...

Recreational, Games room 22.75 Ft x 18.90 Ft

Bedroom 13.71 Ft x 9.68 Ft

Bedroom 12.27 Ft x 9.19 Ft

4pc Bathroom 5.15 Ft x 6.76 Ft

Kitchen 12.86 Ft x 10.92 Ft

Living room 19.03 Ft x 13.52 Ft

2pc Bathroom 6.59 Ft x 4.86 Ft

Laundry room 7.33 Ft x 3.17 Ft

Primary Bedroom 16.00 Ft x 13.55 Ft

Bedroom 17.19 Ft x 9.68 Ft

Bedroom 13.09 Ft x 9.81 Ft

4pc Bathroom 6.00 Ft x 9.67 Ft

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Listing Presented By:



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Dining room 12.50 Ft x 13.92 Ft

5pc Bathroom 15.58 Ft x 5.92 Ft

Breakfast 16.08 Ft x 12.58 Ft