



## 1823 33 Avenue Calgary Alberta

\$1,125,000

Welcome to your dream home in Marda Loop! With 3500 square feet of living space this home is truly one of a kind, with exceptional upgrades and tons of room for the entire family! Walking distance to the shops of Marda Loop, River Park, and even the downtown core, with quick access to the rest of the city via Crowchild and 14th Street. Enjoy 3 bedrooms up, 2 down and 3.5 bathrooms. The foyer opens up to gleaming hardwood floors, a 20 ft lofted ceiling, and a 2 storey stone fronted gas fireplace in the living room. Soak in all the natural light from the large north facing windows. This open concept layout leads you from the dining area to the well laid out kitchen. This chef-inspired space boasts stainless steel appliances, ample cabinetry, a sizeable island with drop down nook, immaculate quartz countertops and a gas stove top. This large fridge has enough space to accommodate your whole family, and ice maker in the freezer is also filtered. A 2 piece powder room and mud room with a built in bench complete this level. On the second floor you are greeted by a dedicated walk-in laundry room with a sink, tons of storage space, and large linen closet. One end of the second level is occupied by a bright multipurpose loft area overlooking the living space, and on the other is a 5 piece bathroom and 2 large bedrooms each with individual walk-in closets. The third level hosts the primary retreat with its own fireplace and private access to a balcony with sweeping city views. The attached 6 piece ensuite is a Dream! Includes a freestanding soaker tub, separate shower with bench, dual sinks and vanities, and a bidet. Don't worry about fighting over closet space - each partner gets their own! The fully developed basement was made for entertaining, and includes a rec room with a tiled wet bar, bar fridge and a reverse osmosis system. Huge basement windows illuminate this e...

Primary Bedroom 19.83 Ft x 14.00 Ft

Other 7.58 Ft x 6.75 Ft

Other 7.75 Ft x 6.75 Ft

6pc Bathroom 20.00 Ft x 22.75 Ft

Recreational, Games room 19.83 Ft x 11.08 Ft

Other 8.00 Ft x 7.50 Ft

Living room 14.50 Ft x 11.67 Ft

Kitchen 19.42 Ft x 14.50 Ft

Dining room 11.42 Ft x 10.00 Ft

Foyer 8.00 Ft x 5.42 Ft

Other 8.42 Ft x 5.00 Ft

2pc Bathroom 4.83 Ft x 4.58 Ft

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Listing Presented By:



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Bedroom 11.42 Ft x 8.92 Ft  
Bedroom 11.42 Ft x 9.75 Ft  
3pc Bathroom 9.83 Ft x 5.42 Ft  
Furnace 8.75 Ft x 5.92 Ft

Loft 10.83 Ft x 7.00 Ft  
Bedroom 12.92 Ft x 9.42 Ft  
Other 5.08 Ft x 3.42 Ft