



## 1826 33 Avenue Calgary Alberta

\$889,000

Step inside this exceptional 4-bedroom home in Marda Loop, offering nearly 3,000 sq.ft. of finished living space and a layout designed for modern living. The main level makes an immediate impression with 10 ft ceilings, rich hardwood, and a seamless flow from the dining area into a sleek, contemporary kitchen featuring quartz counters, a statement island, crisp white cabinetry, and stainless steel appliances. The living room delivers that "wow" moment with its floor-to-ceiling gas fireplace and custom media wall, all framed by large windows overlooking the sunny backyard and deck—perfect for summer grilling or effortless indoor-outdoor hosting. A 2-piece powder room completes the level. Upstairs, you'll find three bright bedrooms, a full 4-piece bath, and convenient laundry, while the primary retreat stands out with vaulted ceilings, expansive windows, a private balcony, walk-in closet, and a luxurious 5-piece ensuite with double vanities, a soaking tub, and jetted shower. The fully developed basement expands the living space with a generous family room, wet bar, a second 4-piece bath, and a fourth bedroom with a large closet. Added features include air conditioning, a built-in Sonos system, an alarm system, and a double detached garage. Just steps from 33rd Ave, you're surrounded by Marda Loop's vibrant dining, cafes, parks, schools, and everyday amenities. One of Calgary's most energetic and walkable neighbourhoods is right at your doorstep. (id:6769)

4pc Bathroom 8.25 Ft x 9.17 Ft

Other 8.58 Ft x 2.08 Ft

Bedroom 11.92 Ft x 12.08 Ft

Recreational, Games room 19.08 Ft x 17.25 Ft

Storage 4.08 Ft x 11.75 Ft

Furnace 8.25 Ft x 6.67 Ft

2pc Bathroom 5.50 Ft x 5.17 Ft

Dining room 13.92 Ft x 12.92 Ft

Kitchen 14.00 Ft x 19.33 Ft

Living room 19.75 Ft x 14.25 Ft

4pc Bathroom 7.25 Ft x 8.00 Ft

5pc Bathroom 9.83 Ft x 16.17 Ft

Bedroom 10.00 Ft x 11.25 Ft

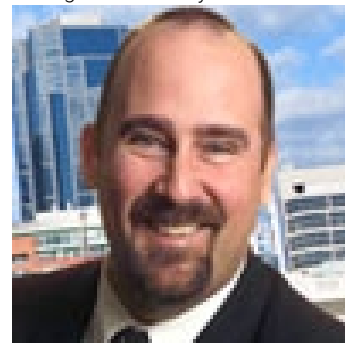
Bedroom 9.58 Ft x 11.25 Ft

Laundry room 6.83 Ft x 7.33 Ft

Office 6.00 Ft x 4.50 Ft

Primary Bedroom 12.08 Ft x 18.50 Ft

Listing Presented By:



Originally Listed by:  
eXp Realty

<http://www.chhabra.ca/>

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
[darylcarlson@shaw.ca](mailto:darylcarlson@shaw.ca)