

# \$875,000 - 1909 33 Avenue Sw, Calgary

MLS® #A2209979

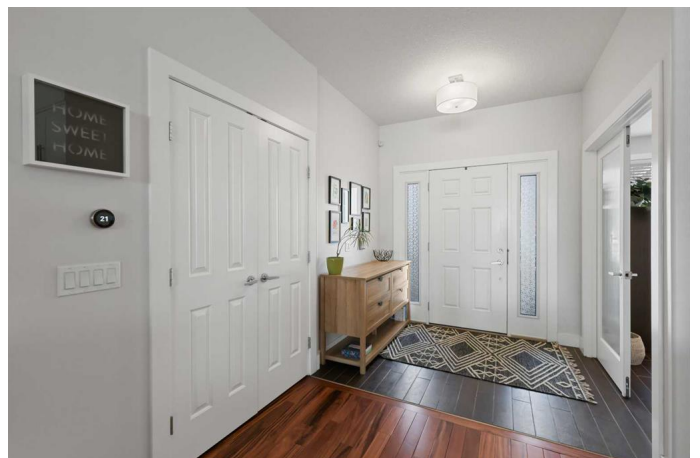
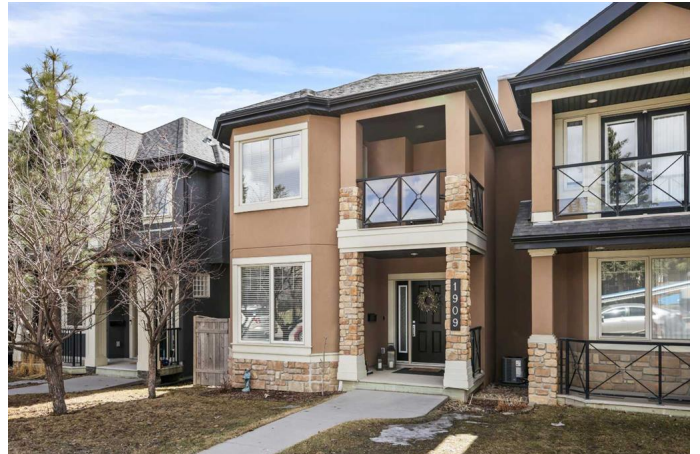
**\$875,000**

4 Bedroom, 4.00 Bathroom, 1,952 sqft

Residential on 0.07 Acres

South Calgary, Calgary, Alberta

Welcome to this beautifully designed semi-detached home, ideally situated in the vibrant and sought-after neighbourhood of South Calgary. Just a short stroll to the shops, restaurants, and energy of Marda Loop, this home offers the perfect blend of urban convenience and residential tranquility. Step inside to a bright and open main floor that's perfect for both relaxing and entertaining. The front office inside the entry flows seamlessly into a spacious living area with a modern kitchen and dining space, all overlooking a sunny, south-facing backyard with a private deck—ideal for summer BBQs or quiet morning coffees. Upstairs, you'll find three generously sized bedrooms, including a primary suite with large walk-in closet, stunning 5-piece ensuite and private balcony access. The upper level also includes an additional full bathroom and laundry room for convenience and comfort. The fully finished basement offers a cozy living area, huge bedroom and an additional bathroom, making it a great retreat for guests, an additional home office, or a media room. Central AC and a nicely appointed south backyard with a newer deck and insulated double detached garage. This home has it all—style, space, and an unbeatable location. Whether you're a growing family or looking for a dynamic community close to the core, this is one you won't want to miss! Call today for your private showing!



Built in 2008

## Essential Information

MLS® #	A2209979
Price	\$875,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,952
Acres	0.07
Year Built	2008
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

## Community Information

Address	1909 33 Avenue Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 1Z3

## Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	Kitchen Island, Open Floorplan, Pantry, Stone Counters, Walk-In Closet(s)
Appliances	Dishwasher, Gas Cooktop, Microwave, Refrigerator, Washer/Dryer, Window Coverings, Oven
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Lawn, Level
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 10th, 2025
Days on Market	11
Zoning	R-CG

## Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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