

# \$975,000 - 1735 33 Avenue Sw, Calgary

MLS® #A2210537

**\$975,000**

4 Bedroom, 4.00 Bathroom, 2,047 sqft  
Residential on 0.07 Acres

South Calgary, Calgary, Alberta

Welcome to this stunning, custom-built home—proudly owned and meticulously maintained. Nestled in one of Calgary’s most desirable inner-city neighborhoods, this 3+1 bedroom residence blends thoughtful design, premium finishes, and timeless modern style.

The main floor features a bright, open-concept layout that’s perfect for both daily living and entertaining. At the heart of the home, the chef-inspired kitchen—designed by RATIONAL—boasts imported European quartz countertops, a gas cooktop, and full-height modern cabinetry. Elegant hardwood flooring, custom built-ins, and designer windows add a luxurious touch throughout.

The south-facing living room is flooded with natural light and features a cozy gas fireplace, plus a stunning four-panel sliding glass door system that opens to the expansive rear patio—seamlessly blending indoor and outdoor living. A well-appointed mudroom at the back entrance adds practicality and organization.

Upstairs, a glass-railed staircase leads to a bright, airy level with 9’™ ceilings and generous windows throughout. The luxurious primary suite offers a custom walk-in closet and spa-like ensuite with a soaker tub, dual vanities, and an oversized glass shower. Two



additional spacious bedrooms, a second full bathroom, and a conveniently located laundry room complete the upper level.

The fully finished basement features in-floor heating (installed, not a rough-in), an instant hot water system, a large rec room with built-in cabinetry, a wet bar, a generous fourth bedroom, and a 3-piece bathroom with a shower, sink, and toiletâ€”perfect for guests, teens, or a private home office.

Outdoors, the front garden is fully fenced, and the backyard is low-maintenance, complete with a spacious wood patio and BBQ gas lineâ€”ideal for relaxing or hosting gatherings.

Just steps from the heart of Marda Loop, enjoy walkable access to vibrant restaurants, cozy cafÃ©s, boutique shopping, scenic parks, a public library, and some of Calgaryâ€™s top-rated schools.

Built in 2012

### **Essential Information**

MLS® #	A2210537
Price	\$975,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,047
Acres	0.07
Year Built	2012
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	1735 33 Avenue Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 1Y8

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, No Smoking Home, Open Floorplan, See Remarks, Soaking Tub, Sump Pump(s), Walk-In Closet(s)
Appliances	Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Cooktop, Humidifier, Microwave, Range Hood, Refrigerator, Washer/Dryer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard
Roof	Asphalt
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 10th, 2025
Days on Market	12
Zoning	R-CG

### **Listing Details**

Listing Office

KIC Realty

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