

\$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 3
Zoning R-CG

Listing Details

Listing Office

KIC Realty

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