

\$899,900 - 1708 33 Avenue Sw, Calgary

MLS® #A2111757

\$899,900

4 Bedroom, 4.00 Bathroom, 2,104 sqft

Residential on 0.07 Acres

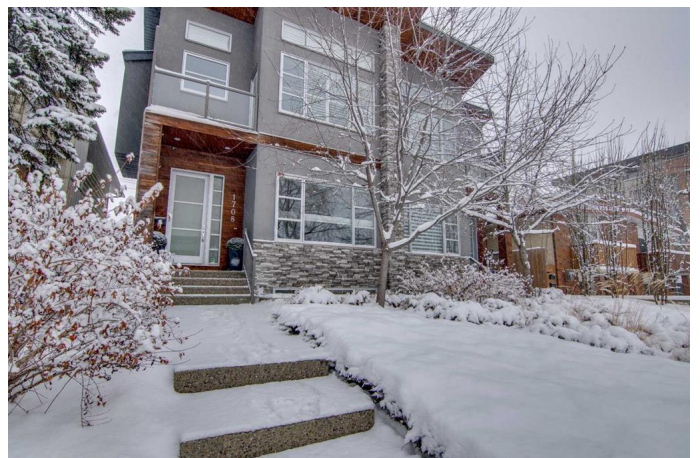
South Calgary, Calgary, Alberta

*** OPEN HAUSE Sunday March 10, 1 to 4 pm.*** Welcome to this stunning two-storey half duplex nestled in the highly sought-after community of Calgary South. This impeccably designed home offers a blend of modern elegance and functionality, making it a must-see for discerning buyers.

As you step inside, you'll be greeted by a spacious living room adorned with a fireplace featuring a sleek glass tile surround and built-in shelving. The contemporary design continues into the kitchen, where you'll find modern fixtures, two-toned cabinetry, and grey quartz countertops complemented by a rectangular glass tile backsplash. Stainless steel appliances, including a gas cooktop stove, add both style and functionality to the space, while a cozy nook bathed in natural light offers the perfect spot for casual dining.

Upstairs, the second floor boasts vaulted ceilings, skylights, and two generously sized bedrooms, accompanied by a convenient laundry room complete with a sink and cabinetry. The luxurious master suite beckons with its airy vaulted ceiling and a spa-like ensuite featuring a jetted soaker tub, dual sinks, water closet, and a spacious shower with multi-body sprays.

Downstairs, the basement awaits with roughed-in in-floor heating, air conditioning, a



Vacuuflo system, alarm, and sound system. Entertain with ease in the fabulous wet bar area, complete with ample storage and built-ins for media equipment. An additional bedroom and a four-piece bathroom complete this level, offering comfort and convenience for family and guests alike.

Conveniently located just minutes from downtown, Marda Loop, shopping, recreation facilities, transportation options, schools, and more, this home epitomizes the ideal urban lifestyle. Don't miss your chance to make this exceptional property your own and experience the best that Calgary has to offer.

Built in 2013

Essential Information

MLS® #	A2111757
Price	\$899,900
Sold Price	\$920,500
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,104
Acres	0.07
Year Built	2013
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	1708 33 Avenue Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta

Postal Code T2T 1Y7

Amenities

Parking Spaces 2
Parking Double Garage Detached

Interior

Interior Features Built-in Features, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Wet Bar
Appliances Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer
Heating Forced Air, Natural Gas
Cooling Other
Fireplace Yes
of Fireplaces 1
Fireplaces Gas, Glass Doors, See Remarks
Has Basement Yes
Basement Finished, Full

Exterior

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

Additional Information

Date Listed March 3rd, 2024
Date Sold March 17th, 2024
Days on Market 14
Zoning R-C2
HOA Fees 0.00

Listing Details

Listing Office KT Capital Realty Inc.

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