

\$868,888 - 1807 33 Avenue Sw, Calgary

MLS® #A2125446

\$868,888

5 Bedroom, 3.00 Bathroom, 2,179 sqft

Residential on 0.14 Acres

South Calgary, Calgary, Alberta

3 Kitchens!!! Whether you're an investor looking for a great revenue property or seeking a prime spot for redevelopment, this is the opportunity you've been waiting for! This property features a lot size of 15.2x38.1 with potential for city views, refurbished for revenue with new appliances, updated kitchens, lighting, baths, and carpet. There are three illegal-suites with separate entrances for the main floor, upper floor, and basement, each equipped with a 4-piece bath. The basement is currently configured as a commercial kitchen. Enjoy the convenience of a common laundry area and parking access for 3 cars behind the south-facing backyard. The current seller, living on the main floor, is open to renting back the property for up to one year, providing immediate rental income. This property offers flexibility for both short-term revenue generation and long-term development plans. Situated in the vibrant and highly sought-after Marda Loop, this property offers great access to transit, parks, shopping, and the downtown core. Don't miss out on this exceptional opportunity to invest in a prime inner-city location. Whether you're looking to generate revenue or redevelop, 1807 33 Ave SW is a must-see! Contact us today to schedule a viewing and explore the possibilities.

Built in 1910

Essential Information



MLS® #	A2125446
Price	\$868,888
Sold Price	\$850,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,179
Acres	0.14
Year Built	1910
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Sold

Community Information

Address	1807 33 Avenue Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 1Z1

Amenities

Parking Spaces	2
Parking	Single Garage Detached

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Suite

Exterior

Exterior Features	Private Entrance
Lot Description	Back Lane, Front Yard, Interior Lot, Level, Rectangular Lot
Roof	Asphalt

Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 26th, 2024
Date Sold	October 7th, 2024
Days on Market	103
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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