

1726 33 Avenue SW
Calgary, Alberta

MLS # A2205785



\$875,000

Division:	South Calgary		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,524 sq.ft.	Age:	1910 (115 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Front Yard, Landscaped, Low Maintenance Landscape, Rectangu		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, See Remarks, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	French Door, Granite Counters, See Remarks, Separate Entrance, Soaking Tub, Wood Windows		

Inclusions: none

Charming Heritage Home in the Heart of Marda Loop – (a recognized City of Calgary Century Home) 1726 33 Ave SW Nestled in the vibrant community of South Calgary, this beautifully preserved 1910 character home offers the perfect blend of historic charm and modern updates. With original wood doors, baseboards and moldings, a stunning clawfoot tub, and a cozy wood-burning fireplace with a tile hearth, this home retains its timeless appeal while featuring thoughtful upgrades. The updated kitchen brings contemporary convenience, while a new furnace (2019) and hot water on demand (2022) ensure efficiency and comfort. Enjoy the inviting south-facing enclosed front porch, ideal for morning coffee or relaxing afternoons. Upstairs you will find 3 good size bedrooms with 1 more downstairs in the finished basement. The oversized double garage provides ample storage and parking. Situated in one of Calgary's most sought-after neighborhoods, this home is steps from boutique shops, trendy cafés, parks, and all the amenities Marda Loop has to offer. Don't miss this rare opportunity to own a piece of history in an unbeatable location!