



\$ 649,000.00

## 1609 33 AVENUE SW CALGARY

<https://paulbrinton.com>

OPEN HOUSE SAT DEC 4 1:00 TO 3:00 PM Great opportunity to own a semi detached home only steps from trendy Marda Loop with boutique shops and cafes, as well as playgrounds, schools, outdoor pool and library. This home is unique with its interesting architecture - two living areas on...

- 5 beds
- 4 baths
- Semi Detached
- Residential
- Active

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## BASIC FACTS

**Style:** 2 Storey, Side by Side

**MLS ® #:** A1156419

**Type:** Semi Detached

**Bedrooms:** 5

**Baths Half:** 1

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

**Post Updated:** 2021-12-01 18:53:14

**Bathrooms:** 4

**Bedrooms Above Grade:** 3

**Date added:** 10/24/21

**Two Piece Bath:** 1

**Lot size:** 3118 sq ft

**Year built:** 2001

**Parking:** Double Garage Detached

## PROPERTY FEATURES

**Garage YN:** Yes

**Fireplace:** 1

**Fireplace Features:** Gas,Three-Sided

**Exterior Features:** None

**District:** CAL Zone CC

**Inclusions:** INCLUDED BUT ONLY "AS IS" Water Softener, Air Conditioning Unit under deck - THESE ITEMS HAVE NOT BEEN USED IN MANY YEARS AND ARE "AS IS". Seller does not know if they are in working conditioning.

**Lot Features:** Back Lane,Back Yard,Few Trees,Front Yard,Low Maintenance Landscape,Landscaped,Rectangular Lot

**Total Parking:** 2

**Flooring:** Carpet,Ceramic Tile,Hardwood

**Community Features:** Park,Schools Nearby,Playground,Shopping Nearby

**Fencing:** Fenced

**Cooling:** None

**Interior Features:** High Ceilings,Kitchen Island

**Roof Type:** Asphalt Shingle



**Heating Type:** Forced Air,Natural Gas

## PROPERTY INFORMATION

**Basement:** Finished, Full

**Laundry features:** Upper Level

**Transaction Type:** For Sale

**Title Land:** Fee Simple

**Rooms Above Grade:** 7

**Construction Materials:** Stone,Stucco

**Foundation:** Poured Concrete

**Appliances:** Dishwasher,Dryer,Electric Range,Microwave,Refrigerator,Washer,Window Coverings

**Subdivision Name:** South Calgary

**Lot Size Acres:** 0.07

**Levels:** Two

**Zoning:** R-C2

**List Price Square Foot:** \$ 367.03

**Photo Count:** 36

**Unit Exposure:** N

**Suite:** No

**Frontage Metres:** 7.60M 24` 11"

**Living Area SF:** 1850.00

**Structure Type:** Duplex

**Restrictions:** None Known

