

**1545 33 Avenue SW**  
**Calgary, Alberta**

**MLS # A2296640**



**\$735,000**

<b>Division:</b>	South Calgary		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey, Attached-Side by Side		
<b>Size:</b>	1,681 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped, Low Maintenance Landscape, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 363
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	M-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Chandelier, Closet Organizers, Crown Molding, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters		

**Inclusions:** none

Welcome to the spacious townhouse in the heart of Marda Loop, offering over 1681 ft.<sup>2</sup> of above grade living and an unbeatable inner city location! The functional multi level layout offers, bright, open, living spaces with large windows and well designed spaces! This townhouse features 2 double master bedrooms, each with its own ensuite bath. 3rd bedroom on the 2nd level set us as an office or a guest room, and a additional 4th bedroom in the basement with its own bathroom. A townhouse suitable for work at home lifestyle. A massive standout feature is the HUGE Rooftop patio for your private party and sun bathing in the warm summer days! The entire unit is air conditioned. Upgraded lightning throughout, High quality stainless appliances, quartz countertops, hardwood floors, and much more. Oversized single attached garage for your car and motorcycle, 9 foot ceilings. You are walking distance to all amenities, schools, Marda Loop shopping district, variety of restaurants, parks etc. Truly a fantastic townhouse in a great location! Don't miss this one! Current tenant is paying \$3,500 for rent monthly. Call for more info!