

**1512 33 Avenue SW
Calgary, Alberta**

MLS # A2251602



\$930,000

Division:	South Calgary		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,473 sq.ft.	Age:	1920 (105 yrs old)
Beds:	3	Baths:	1
Garage:	Alley Access, Double Garage Detached, Oversized, Parking Pad, See Remarks		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Dog Run Fenced In, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Double Vanity, Kitchen Island, No Smoking Home		

Inclusions: Hot tub

Tucked behind mature hedges, this 1920s Folk Victorian (nicknamed Clover) home feels like a secret garden in the heart of the city. Situated on a large 50 x 125 ft lot with R-CG zoning and just shy of 1,500 sq. ft above grade, the home blends heritage character with tasteful upgrades. As you walk up, you'll notice the perennial garden and covered front porch with colourful accents. Inside, natural wood trim, hardwood floors, and a fireplace anchor the main level. The renovated kitchen features white cabinetry, stainless steel appliances, a butcher-block island, and a wide window overlooking the expansive backyard. Open living and dining spaces flow easily for daily life and entertaining. Upstairs, three bright bedrooms all which overlook the beautiful mature trees provide comfort and flexibility plus the primary bed comes complete with a south facing private deck. This floor also has a spacious bathroom with dual sinks and bathtub/shower. The outdoor space is private and designed for entertaining through all seasons. A large back deck offers multiple seating zones for dining and lounging, while garden beds and a stone patio with a built-in firepit invite gatherings under the trees. The wraparound front porch, tucked behind greenery, adds to the home's charm and retreat-like feel. An oversized detached garage provides plenty of room for both cars and storage, with an additional parking pad for convenience. Despite the central location, the mature hedges create a sense of peace, offering both privacy and sound buffering. Every detail has been thoughtfully updated while preserving the home's character, making this a rare mix of history, privacy, and lifestyle. The community of South Calgary offers a prime inner-city location with easy access to Crowchild and Glenmore Trails, shopping, dining, and entertainment in Marda Loop, and a quick

commute to the downtown core.