

# \$930,000 - 1512 33 Avenue Sw, Calgary

MLS® #A2251602

**\$930,000**

3 Bedroom, 1.00 Bathroom, 1,473 sqft

Residential on 0.14 Acres

South Calgary, Calgary, Alberta

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.

Built in 1920

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2251602    |
| Price          | \$930,000   |
| Bedrooms       | 3           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 1,473       |
| Acres          | 0.14        |
| Year Built     | 1920        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

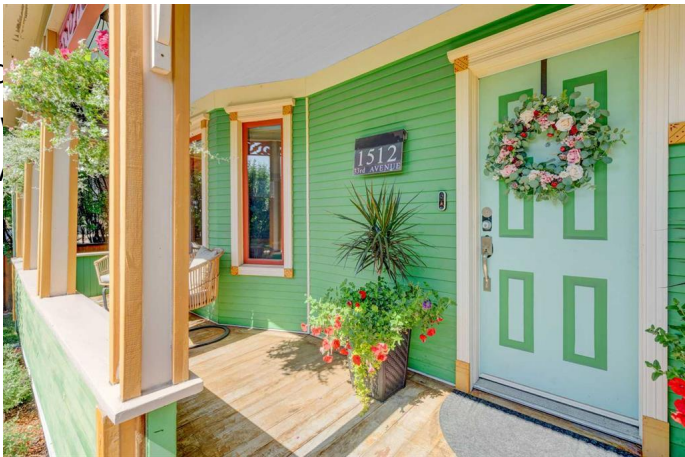
|             |                   |
|-------------|-------------------|
| Address     | 1512 33 Avenue Sw |
| Subdivision | South Calgary     |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2T 1Y3           |

**Amenities**

|                |                                                                           |
|----------------|---------------------------------------------------------------------------|
| Parking Spaces | 4                                                                         |
| Parking        | Double Garage Detached, Oversized, Parking Pad, Alley Access, See Remarks |
| # of Garages   | 2                                                                         |

**Interior**

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Kitchen Island                                   |
| Appliances        | Central Air Conditioner, Dishwasher, Window Coverings, Gas Stove |
| Heating           | Forced Air, Natural Gas                                          |
| Cooling           | Central Air                                                      |
| Fireplace         | Yes                                                              |
| # of Fireplaces   | 1                                                                |
| Fireplaces        | Wood Burning                                                     |
| Has Basement      | Yes                                                              |
| Basement          | Full, Partially Finished                                         |



**Exterior**

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Exterior Features | Private Yard                                                          |
| Lot Description   | Back Yard, Front Yard, Landscaped, Rectangular Lot, Dog Run Fenced In |
| Roof              | Asphalt Shingle                                                       |
| Construction      | Wood Frame, Wood Siding                                               |
| Foundation        | Poured Concrete                                                       |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 27th, 2025 |
| Days on Market | 70                |
| Zoning         | R-CG              |

**Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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