

# \$539,900 - 2035 33 Street Se, Calgary

MLS® #A2202690

**\$539,900**

6 Bedroom, 2.00 Bathroom, 1,064 sqft  
Residential on 0.13 Acres

Southview, Calgary, Alberta

6 BEDS 2 BATHS | ILLEGAL SUITE BASEMENT | PRIME LOCATION IN SOUTHVIEW | Welcome to 2035 33 Street SE, a charming bungalow nestled in Calgary's vibrant Southview community. This home boasts a prime location directly across from the Southview Community center, the playground and Almadina Language Charter Academy, with multiple schools within walking distance—ideal for families seeking educational convenience. The main floor encompasses 1,064 square feet, featuring an open floor plan with new vinyl flooring throughout the house. It offers three spacious bedrooms, a well-appointed kitchen, a dining area, and a comfortable living room, bright and open with plenty of natural light. The finished basement adds another three good sized bedrooms, newly updated kitchen, washroom, providing flexibility for a growing family or potential for live up rent down. The separate side entrance provides excellent illegal suite potential, adding value for investors or multi-generational families. Outside, enjoy a private yard with mature trees, a detached double garage, and RV parking with convenient back lane access. Recent updates include a new furnace and hot water tank (within the last 5 years), offering peace of mind. Don't miss this incredible opportunity—book your showing today!

Built in 1958



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2202690    |
| Price          | \$539,900   |
| Bedrooms       | 6           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,064       |
| Acres          | 0.13        |
| Year Built     | 1958        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 2035 33 Street Se |
| Subdivision | Southview         |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2B 0T8           |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | No Animal Home, No Smoking Home                     |
| Appliances        | Dishwasher, Dryer, Range Hood, Refrigerator, Washer |
| Heating           | Forced Air  |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Finished, Full                                      |

## Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Barbecue, Courtyard, Playground |
| Lot Description   | Rectangular Lot                 |
| Roof              | Asphalt Shingle                 |

|              |                             |
|--------------|-----------------------------|
| Construction | Aluminum Siding, Wood Frame |
| Foundation   | Poured Concrete             |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 14th, 2025 |
| Days on Market | 11               |
| Zoning         | R-CG             |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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