



GRASSROOTS
REALTY GROUP

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2021 33 Street SW
Calgary, Alberta

MLS # A2241365



\$850,000

Division:	Killarney/Glengarry		
Type:	Residential/House		
Style:	Bungalow		
Size:	970 sq.ft.	Age:	1951 (74 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Up To Grade	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	H-GO
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: refrigerator x 2, stove electric x 2, hood fan x 2, window coverings and hardware (all), portable window a/c, deep freeze in basement, garage opener x 2, garage remote x 3, garage heater, garage workbench, garage shelving, shed, keys (all)

Wow! Massive \$40,000 Price Reduction! An Outstanding Opportunity Awaits in the Highly Sought-After Inner-City Neighborhood of Killarney! This well-maintained property, complete with an illegal suite, presents incredible potential for builders, investors, or homeowners looking for the perfect site to build your dream home. The prime location and versatile options make this an exceptional offering not to be missed! Situated on a 50' x 120' H-GO lot with a coveted west-facing backyard, this 3-bedroom bungalow with original hardwood floors offers a total of over 1870 square feet of enormous potential. The well-equipped illegal suite is spacious and bright and delivers several astute options – whether holding and leasing the two levels while planning for future redevelopment on this prime inner-city site or owning a piece of history and renovating to its original charm, THIS property offers the added flexibility ideal for your plans. Further highlights of this special property include an OVERSIZED double detached HEATED garage with New Roof (2024), a lovely private and covered patio with New Roof (2024), RV parking, dual furnaces and legal egress windows in the lower level. The exceptional location is close to schools, shopping, transit, the Killarney Aquatic & Recreation Centre and community garden, vibrant 17th Avenue, nearby parks and walking paths, AND a MERE 6 MINUTE drive to downtown. 2021 – 33 St. S.W. truly offers it all – an outstanding inner-city location, a walkable lifestyle, and amazing potential for future growth!