



GRASSROOTS
REALTY GROUP

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2208 33 Street SW
Calgary, Alberta

MLS # A2266797



\$750,000

Division:	Killarney/Glengarry		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,859 sq.ft.	Age:	2003 (22 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Rear Drive		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	H-GO
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Closet Organizers, Granite Counters, High Ceilings, Jetted Tub, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Skylight(s), Soaking Tub, Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: none

Experience 2208 33 Street SW, Calgary—an outstanding inner-city residence in Killarney. This fully finished walkout home features a refined balance of contemporary comfort and flexible living spaces, well-suited for families requiring ample accommodation in a highly desirable neighborhood. Key features include: Five generous bedrooms, including a luxurious primary suite with a bay window, west exposure, walk-in closet, and a five-piece ensuite. A main floor with nine-foot ceilings, rich hardwood and tile flooring, a spacious front entry, and formal living and dining areas centered around a three-sided fireplace. A chef-inspired maple kitchen featuring granite countertops, a breakfast bar, stainless steel appliances, and a corner walk-in pantry, overlooking a spacious family room and a welcoming breakfast nook—perfect for daily living and entertaining. A walkout level with two additional bedrooms, a full bathroom, a living area with a summer kitchen, and oversized windows that invite abundant natural light. This level has previously been configured as an Air BnB and may be adaptable to a legal secondary suite (subject to city approval). The extra bedrooms can also be used as a home office / gym. An interior bonus room with a skylight, enhancing both functionality and style. A generous front entry and thoughtful upgrades throughout, contributing to a warm, inviting ambiance. Location and convenience: A short walk to Westbrook LRT station, Shops at Walmart, 17th Avenue, and a wide array of amenities. Proximity to parks, green spaces, and a vibrant community atmosphere, offering exceptional lifestyle advantages. This versatile, fully developed home represents a rare opportunity in Calgary’s desirable Killarney neighborhood. Schedule your private viewing today to explore all that this residence has to offer.

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