



2046 33 Street SE
Calgary, Alberta

MLS # A2286555



\$559,900

Division:	Southview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,057 sq.ft.	Age:	1958 (68 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	See Remarks, Stone, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Animal Home, Pantry		

Inclusions: N/A

PRICE IMPROVEMENT!! This charming 1,057 sq. ft. bungalow features a fully renovated main level. The curb appeal is immediately evident with new stucco and stone finishing, new shingles, and updated windows and doors. Step inside to a bright, open-concept main floor featuring fresh paint, recessed pot lighting, and durable new flooring that flows throughout the living areas. The living room is anchored by a large front window that floods the space with natural light. The chef-inspired kitchen is a standout, featuring crisp white cabinetry, sleek stainless steel appliances, and a modern textured backsplash. The main level is complete with three spacious bedrooms and a beautifully updated 4-piece bathroom, featuring a new vanity and a trendy round black-framed mirror. The fully developed basement adds significant value, offering a second kitchen area with white cabinetry and tile flooring, two additional bedrooms, a dedicated storage room, and a modern 3-piece bathroom with a walk-in shower — ideal for extended family or future income potential. On the mechanical side, the home is equipped with a new furnace and comes with an air conditioning rough-in, with the unit already on-site for final installation. Outside, the property includes a fully fenced yard and a heated double-car garage, providing plenty of secure storage and workspace. Located in a well-connected community just 10 minutes from downtown Calgary, you are steps away from the shopping and dining along International Avenue, as well as local schools and major transit routes.