

# \$780,000 - 2208 33 Street Sw, Calgary

MLS® #A2256657

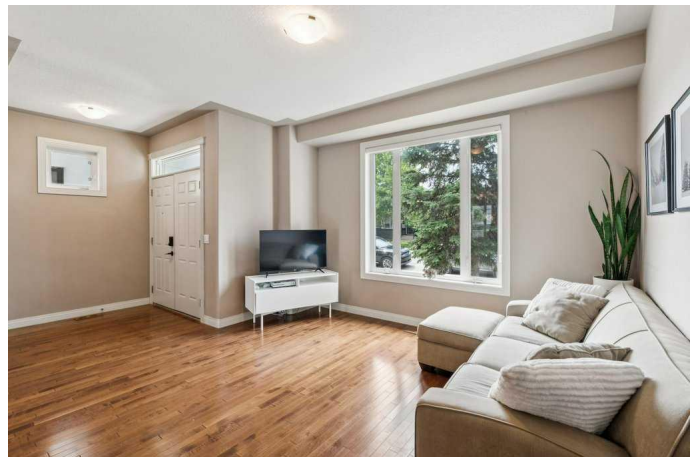
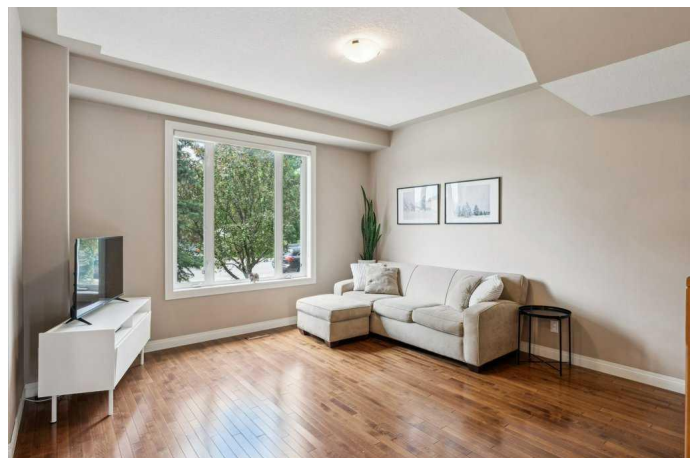
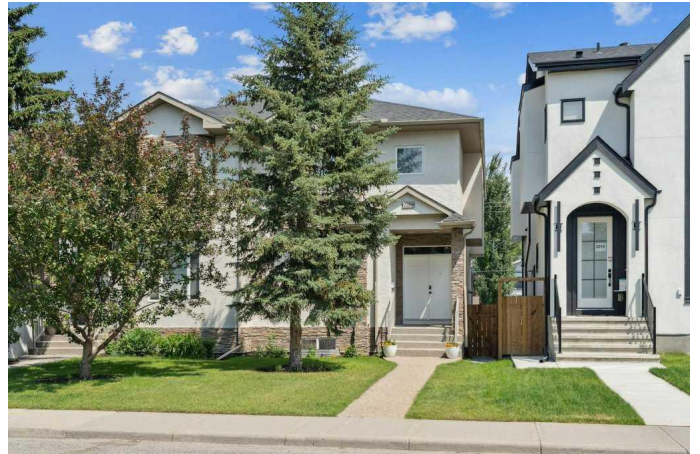
**\$780,000**

5 Bedroom, 4.00 Bathroom, 1,859 sqft

Residential on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

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.

Built in 2003

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2256657               |
| Price          | \$780,000              |
| Bedrooms       | 5                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,859                  |
| Acres          | 0.07                   |
| Year Built     | 2003                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 2208 33 Street Sw   |
| Subdivision | Killarney/Glengarry |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3E 2T1             |

**Amenities**

|                |                                    |
|----------------|------------------------------------|
| Parking Spaces | 4                                  |
| Parking        | Double Garage Detached, Rear Drive |
| # of Garages   | 2                                  |

**Interior**

|                   |                                                                                                                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior 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 |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings                                                                                                                  |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                                        |
| Cooling           | None                                                                                                                                                                                                           |
| Fireplace         | Yes                                                                                                                                                                                                            |
| # of Fireplaces   | 1                                                                                                                                                                                                              |
| Fireplaces        | Gas, Great Room, Three-Sided                                                                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                                                                                            |
| Basement          | Finished, Full, Exterior Entry, Walk-Out                                                                                                                                                                       |

## Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard                                     |
| Lot Description   | Back Lane, Back Yard, Landscaped, Rectangular Lot, Street Lighting |
| Roof              | Asphalt                                                            |
| Construction      | Stucco, Wood Frame                                                 |
| Foundation        | Poured Concrete                                                    |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 12th, 2025 |
| Days on Market | 24                   |
| Zoning         | H-GO                 |

## Listing Details

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

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