

# \$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	Wood Frame, Aluminum Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 14th, 2025
Days on Market	22
Zoning	R-CG

### **Listing Details**

Listing Office	CIR Realty
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