

# \$850,000 - 2208 33 Street Sw, Calgary

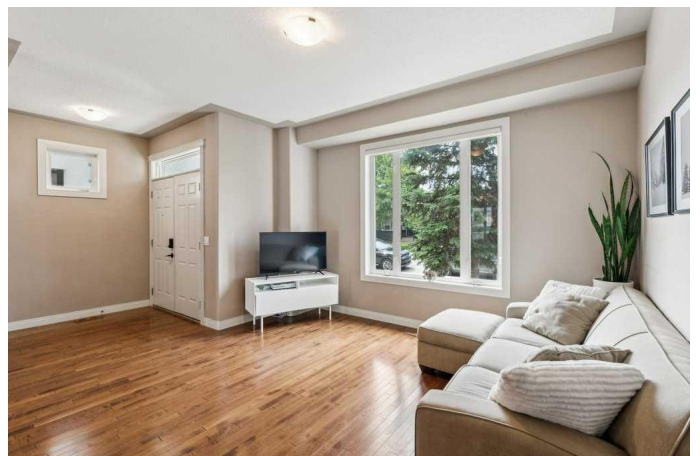
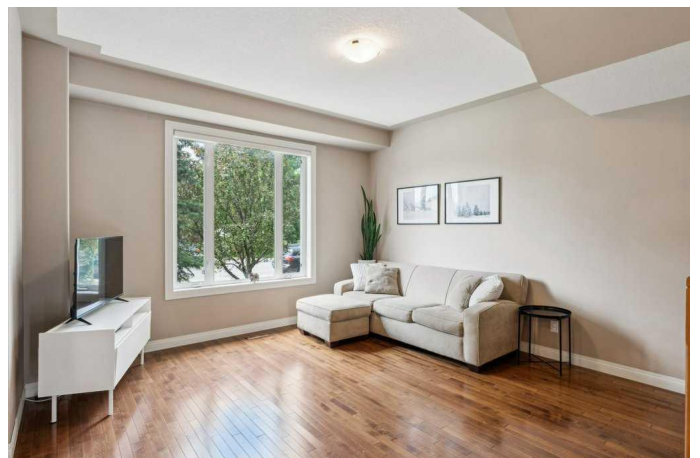
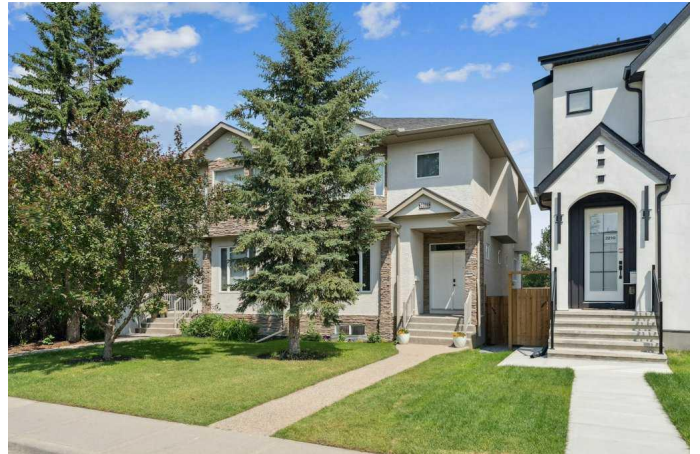
MLS® #A2235610

**\$850,000**

5 Bedroom, 4.00 Bathroom, 1,859 sqft  
Residential on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

Welcome to 2208 33 Street SW, Calgary – A Stunning Inner-City Killarney 2-Storey Walkout Home! This beautifully developed, fully finished walkout residence offers the perfect blend of modern comfort and versatile living space in the highly sought-after Killarney. Featuring five spacious bedrooms, including a luxurious master suite with a bay window, west exposure, walk-in closet, and a 5-piece ensuite, this home is ideal for growing families or those seeking extra space. The main floor boasts 9-foot ceilings, elegant hardwood and tile flooring, a generous front entry, and a formal living and dining area with a cozy three-sided fireplace. The maple kitchen is a chef’s dream, complete with granite countertops, a breakfast bar, stainless steel appliances, and a corner walk-in pantry, all overlooking a spacious family room and inviting breakfast nook – perfect for everyday living and entertaining. The walkout level features two additional bedrooms, a full bathroom, a living room with a summer kitchen, and oversized windows throughout, providing abundant natural light. This level has been used as an Air BnB (great with the LRT station blocks away) or can be converted into a legal suite (on city approval), making it an excellent mortgage helper. Additional highlights include a fantastic interior bonus room with a skylight, making this home both functional and stylish. The spacious front entry and thoughtful upgrades create a warm and welcoming atmosphere. Located just a



short walk from Westbrook LRT station, Walmart, 17th Avenue, and numerous amenities, this home offers exceptional convenience. Enjoy nearby parks, green spaces, and a vibrant community atmosphere. Don't miss out on this incredible opportunity to own a versatile, fully developed home in one of Calgary's most desirable neighborhoods. Schedule your private viewing today!

Built in 2003

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2235610               |
| Price          | \$850,000              |
| 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 Exterior Entry, Finished, Full, 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 July 4th, 2025

Days on Market 48

Zoning H-GO

## Listing Details

Listing Office CIR Realty

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