

2035 33 Street SE  
Calgary, Alberta

MLS # A2202690



**\$579,900**

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Southview              |               |                   |
| <b>Type:</b>     | Residential/House      |               |                   |
| <b>Style:</b>    | Bungalow               |               |                   |
| <b>Size:</b>     | 1,064 sq.ft.           | <b>Age:</b>   | 1958 (67 yrs old) |
| <b>Beds:</b>     | 6                      | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Double Garage Detached |               |                   |
| <b>Lot Size:</b> | 0.13 Acre              |               |                   |
| <b>Lot Feat:</b> | Rectangular Lot        |               |                   |

|                    |                                 |                   |      |
|--------------------|---------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                      | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Vinyl                           | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                 | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full                  | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Aluminum Siding , Wood Frame    | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                 | <b>Utilities:</b> | -    |
| <b>Features:</b>   | No Animal Home, No Smoking Home |                   |      |

**Inclusions:** None

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!