

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

MLS® #A2256657

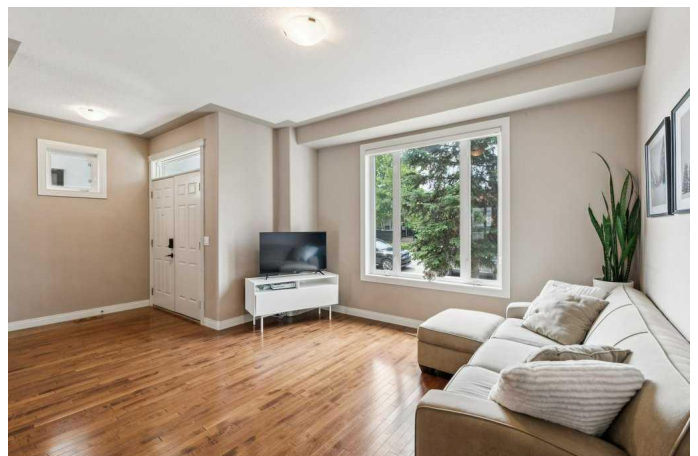
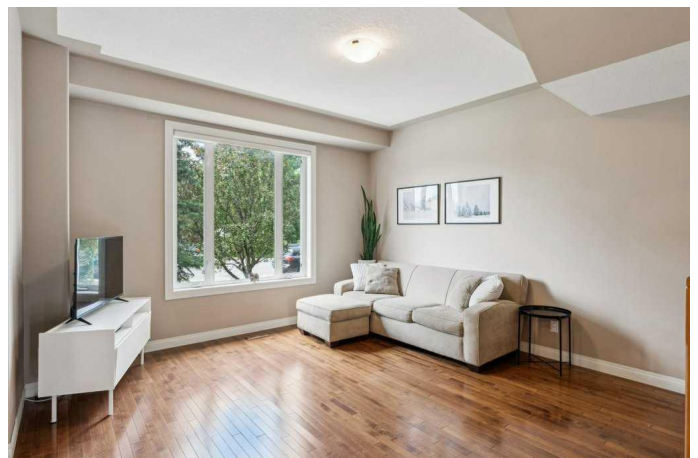
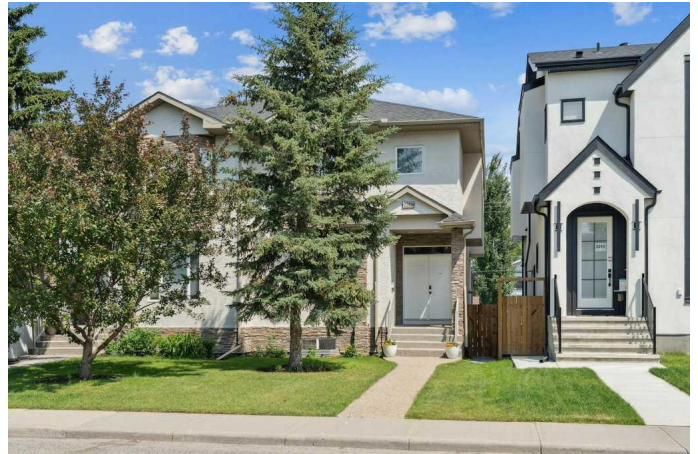
**\$780,000**

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 | 26                   |
| Zoning         | H-GO                 |

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.