

2627 33 Street, Calgary t3e2t4

MLS® #: **A2142929** Area: **Killarney/Glengarry** Listing Date: **06/21/24** List Price: **\$925,000**  
 Status: **Active** County: **Calgary** Change: **-\$25k, 28-Jun** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary** Finished Floor Area  
 Year Built: **1954** Abv Sqft: **912**  
 Lot Information Low Sqft:  
 Lot Sz Ar: **5,995 sqft** Ttl Sqft: **912**  
 Lot Shape:

DOM

**9**  
Layout  
 Beds: **5 (2 3 )**  
 Baths: **2.0 (2 0)**  
 Style: **Bungalow**

Parking

Ttl Park: **1**  
 Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Back Yard,Rectangular Lot**  
 Park Feat: **Parking Pad,Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Other**

Construction: **Stucco**  
 Flooring: **Hardwood,Linoleum**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dryer,Refrigerator,Washer**  
 Int Feat: **See Remarks**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`10" x 17`9"	Dining Room	Main	5`1" x 8`10"
Kitchen	Main	13`11" x 11`7"	Bedroom - Primary	Main	11`0" x 11`7"
Bedroom	Main	10`5" x 9`11"	4pc Bathroom	Main	4`11" x 9`11"
3pc Bathroom	Basement	5`11" x 6`1"	Bedroom	Basement	10`9" x 9`7"
Bedroom	Basement	9`4" x 10`0"	Bedroom	Basement	10`0" x 12`6"
Family Room	Basement	6`5" x 8`5"			

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**4367X**

Zoning:  
**R-C2**

Remarks

Pub Rmks: **Great opportunity to buy a prime building lot 50 feet X 120 feet in one of the most desired districts in Calgary - KILLARNEY/GLENGARRY- There is a fully finished up and down bungalow currently on the lot which is Tenant occupied on a month to month basis. Huge asphalt paved front driveway with oversized single garage. Call today!**

Inclusions: **Fridge, Washer, Dryer**  
Property Listed By: **Real Estate Professionals Inc.**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**











