

2035 33 Street, Calgary T2B 0T8

MLS®#: **A2176394** Area: **Southview** Listing **11/01/24** List Price: **\$500,000**  
 Status: **Active** County: **Calgary** Change: **-\$49k, 18-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary** Finished Floor Area  
 Year Built: **1958** Abv Sqft: **1,014**  
 Lot Sz Ar: **5,747 sqft** Low Sqft:  
 Lot Shape: Ttl Sqft: **1,014**

DOM

**19**  
Layout  
 Beds: **3 (2 1 )**  
 Baths: **2.0 (2 0)**  
 Style: **Bungalow**

Parking

Ttl Park: **3**  
 Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Front Yard,Lawn,Street Lighting,Private**  
 Park Feat: **Additional Parking,Alley Access,Double Garage Detached,On Street,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Aluminum Siding ,Wood Frame**  
 Heating: **Forced Air,Natural Gas** Flooring: **Hardwood,Linoleum,Vinyl**  
 Sewer: Ext Feat: **Private Entrance,Private Yard** Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Freezer,Refrigerator,Washer**  
 Int Feat: **Central Vacuum,Laminate Counters,No Animal Home,Open Floorplan,Storage**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`9" x 19`8"	Kitchen	Main	12`7" x 8`10"
Dining Room	Main	12`8" x 11`3"	Bedroom - Primary	Main	12`7" x 15`0"
Bedroom	Main	9`5" x 12`0"	3pc Bathroom	Main	8`0" x 7`10"
Bedroom	Basement	12`2" x 12`0"	Game Room	Basement	12`0" x 25`4"
3pc Bathroom	Basement	7`4" x 9`2"	Storage	Basement	12`2" x 7`9"
Storage	Basement	12`0" x 13`2"	Furnace/Utility Room	Basement	12`2" x 13`0"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**2487HJ**

Zoning:  
**R-CG**

Remarks

Pub Rmks: **Discover Southview, where convenience meets charm in a lively community setting! This standout bungalow is directly across from the community center and Almadina Language Charter Academy, making it a prime spot for families. With four other schools within a short walk, it's an unbeatable location for fostering growth and education. Though the home features a tasteful renovation from the 1980s, it includes key modern upgrades, such as a new hot water tank and furnace within the past five years. Sitting on a spacious 50-foot lot with a side entrance, it offers a unique chance for a custom basement renovation—add more living space that perfectly fits your lifestyle. Experience the best of Southview living, where community warmth and personal comfort blend seamlessly.**

Inclusions:  
Property Listed By: **2nd Fridge  
Real Estate Professionals Inc.**

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

















