

\$539,900 - 2035 33 Street Se, Calgary

MLS® #A2202690

\$539,900

6 Bedroom, 2.00 Bathroom, 1,064 sqft
Residential on 0.13 Acres

Southview, Calgary, Alberta

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!

Built in 1958



Essential Information

MLS® #	A2202690
Price	\$539,900
Bedrooms	6
Bathrooms	2.00
Full Baths	2
Square Footage	1,064
Acres	0.13
Year Built	1958
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	2035 33 Street Se
Subdivision	Southview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 0T8

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Barbecue, Courtyard, Playground
Lot Description	Rectangular Lot
Roof	Asphalt Shingle

Construction	Wood Frame, Aluminum Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 14th, 2025
Days on Market	25
Zoning	R-CG

Listing Details

Listing Office	CIR Realty
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