

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

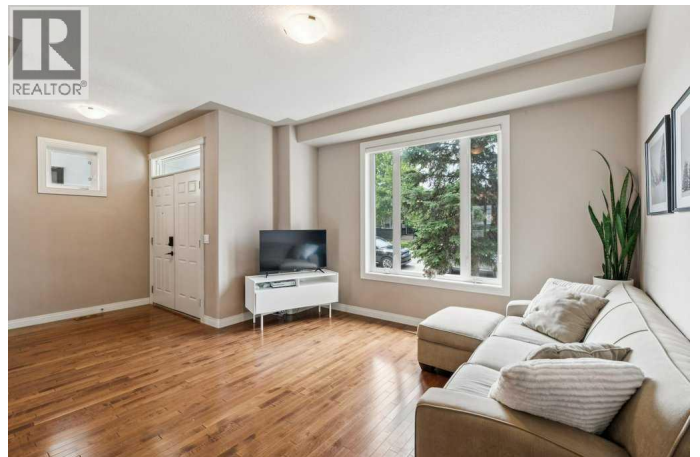
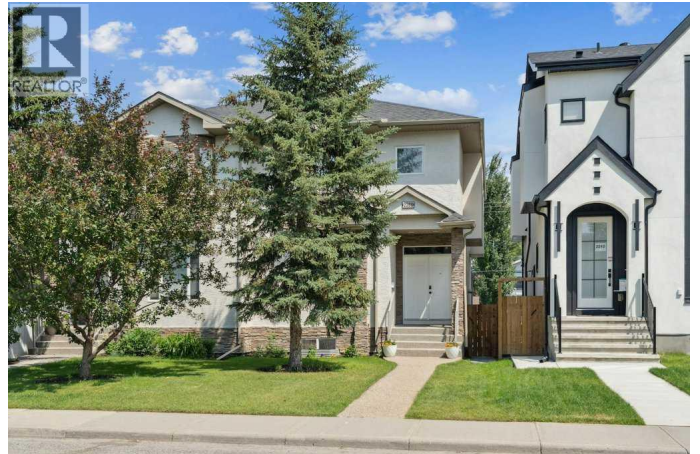
MLS® #A2256657

**\$780,000**

5 Bedroom, 4.00 Bathroom, 1,859 sqft  
Single Family on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

Experience 2208 33 Street SW, Calgaryâ€™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 nookâ€™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. (id:6289)

Built in 2003

**Essential Information**

Listing #	A2256657
Price	\$780,000
Bedrooms	5
Bathrooms	4.00
Half Baths	1
Square Footage	1,859
Acres	0.07
Year Built	2003
Type	Single Family
Sub-Type	Freehold

**Community Information**

Address	2208 33 Street Sw
Subdivision	Killarney/Glengarry
City	Calgary
Province	Alberta
Postal Code	T3E2T1

**Amenities**

Amenities	Park, Playground, Schools, Shopping
Features	Back lane, Wet bar, PVC window, Closet Organizers, No Animal Home, No Smoking Home
Parking Spaces	4
Parking	Detached Garage
# of Garages	2

**Interior**

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Microwave Range
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	Hood Combo, Window Coverings
Heating	Natural gas Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes
Basement	Separate entrance, Walk out

## Exterior

Exterior	Stucco
Exterior Features	Landscaped
Construction	Wood frame
Foundation	Poured Concrete

## Listing Details

Listing Office      CIR Realty



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