

**2601 33 Street SW**  
**Calgary, Alberta**

**MLS # A2223740**



**\$749,000**

<b>Division:</b>	Killarney/Glengarry		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,537 sq.ft.	<b>Age:</b>	1979 (46 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Front Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	H-GO
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Wet Bar		

**Inclusions:** Hot Tub & TV Mounts (No TV's)

Bright, Inviting & Ideally Located & Just 10 Minutes to Downtown! This beautifully updated home offers the perfect blend of functionality and style&mdash;all in a prime location close to the LRT line and countless other amenities. Step inside to a bright and airy interior filled with natural light and rich hardwood flooring throughout most of the home. The spacious living room features 9-foot ceilings and a stunning wood-burning fireplace with a stone surround, creating a cozy focal point next to the elegant dining area. The kitchen has been updated with timeless white cabinets, quartz countertops, stainless steel appliances, and an island with eating bar. In the dining nook, you'll find extra storage and sliding doors leading to the sunny west-facing backyard oasis. Enjoy the outdoors in style with a two-tier cedar deck, stamped concrete patio and hot tub space&mdash;perfect for summer evenings and weekend gatherings. Upstairs, the primary suite is a true retreat, complete with a private deck, walk-in closet with custom organizers, and a 3 PC ensuite featuring granite countertops, sleek modern tile, and high-end finishes. The main bath has also been thoughtfully updated and includes a luxurious BainUltra jetted tub. The second bedroom offers a custom closet system, while the third includes its own private deck&mdash;ideal for guests, a home office, or creative space. Downstairs, the fully finished lower level is designed for fun and relaxation, boasting a home theatre area and wet bar&mdash;just in time for game night! The single detached garage offers generous space for parking and additional storage, making it easy to keep your belongings organized and out of sight. This fully detached home sits on a desirable corner lot, offering ample parking and a spacious side yard perfect for outdoor activities. With neighbours on only one side, you'll enjoy added

privacy and tranquillity. Just a short walk away from cozy coffee shops, Killarney School, and nearby playgrounds, this location blends convenience with community charm.