

\$750,000 - 2208 33 Street Sw, Calgary

MLS® #A2266797

\$750,000

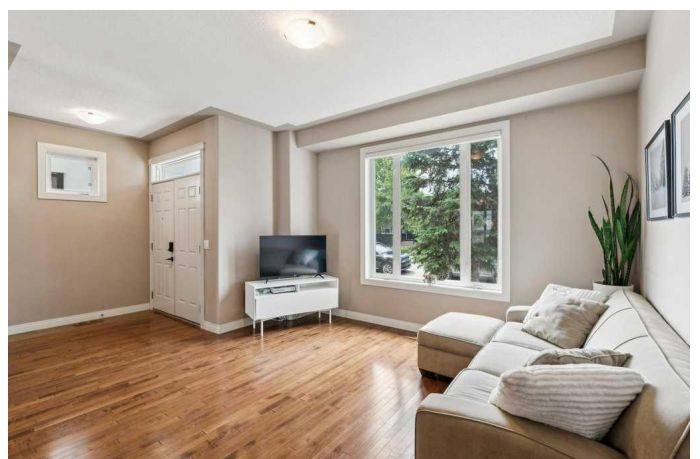
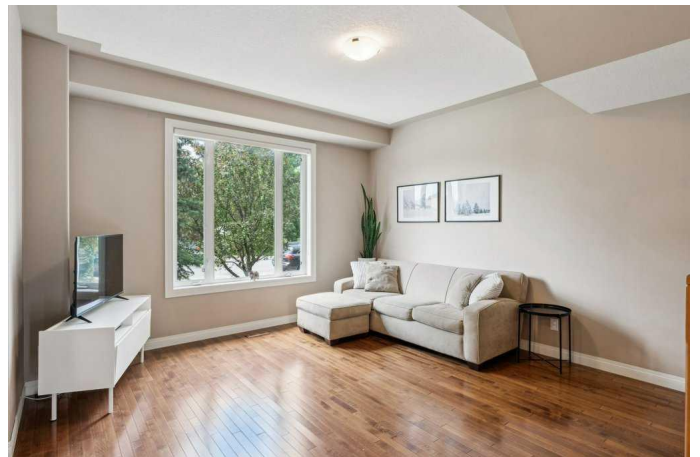
5 Bedroom, 4.00 Bathroom, 1,859 sqft
Residential on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

Experience this standout inner-city residence at 2208 33 Street SW in Calgary's highly desirable Killarney neighborhood. This fully finished walkout home artfully balances contemporary comfort with flexible living spaces, ideal for families needing ample accommodation. Five generous bedrooms including a luxurious primary suite with a bay window, west exposure, a large walk-in closet, and a five-piece ensuite. The main level showcases nine-foot ceilings, rich hardwood and tile flooring, a welcoming front entry, and formal living and dining areas anchored by a three-sided fireplace.

The chef-inspired maple kitchen gleams with granite countertops, a breakfast bar, stainless steel appliances, and a corner walk-in pantry, overlooking a spacious family room and a bright breakfast nook—perfect for daily living and entertaining. The walkout lower level adds two more bedrooms, a full bathroom, and a living area with a summer kitchen, plus oversized windows that flood the space with natural light. This level was previously configured as an Airbnb and may be adaptable to a legal secondary suite (subject to city approvals). The additional bedrooms can also serve as a home office or gym, and an interior bonus room with a skylight enhances both practicality and style.

A generous front entry, thoughtful upgrades throughout, and a warm, inviting ambiance



define this home. Location and convenience are exceptional: a short walk to Westbrook LRT, Shops at Walmart, 17th Avenue, and a wide array of amenities, with proximity to parks and green spaces that foster a vibrant community lifestyle.

This versatile, fully developed home represents a rare opportunity in Calgary’s coveted Killarney area. Schedule your private viewing today to explore all that this residence has to offer.

Built in 2003

Essential Information

MLS® #	A2266797
Price	\$750,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,859
Acres	0.07
Year Built	2003
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	2208 33 Street Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 2T1

Amenities

Parking Spaces	4
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Parking	Double Garage Detached, Rear Drive
# of Garages	2

Interior

Interior Features	Breakfast Bar, Closet Organizers, Granite Counters, High Ceilings, Jetted Tub, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Skylight(s), Soaking Tub, Vinyl Windows, Walk-In Closet(s), Wet Bar
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room, Three-Sided
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Rectangular Lot, Street Lighting
Roof	Asphalt
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 24th, 2025
Days on Market	2
Zoning	H-GO

Listing Details

Listing Office	CIR Realty
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