

# \$799,999 - 2208 33 Street Sw, Calgary

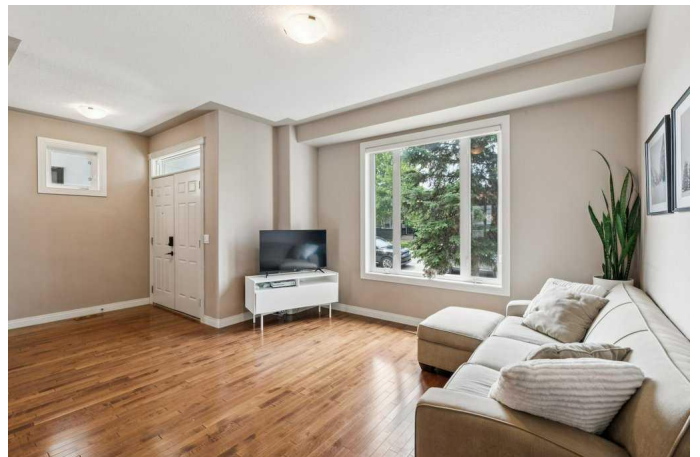
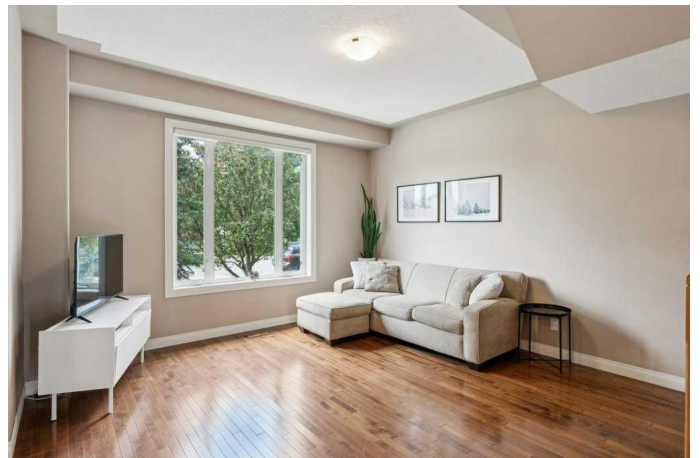
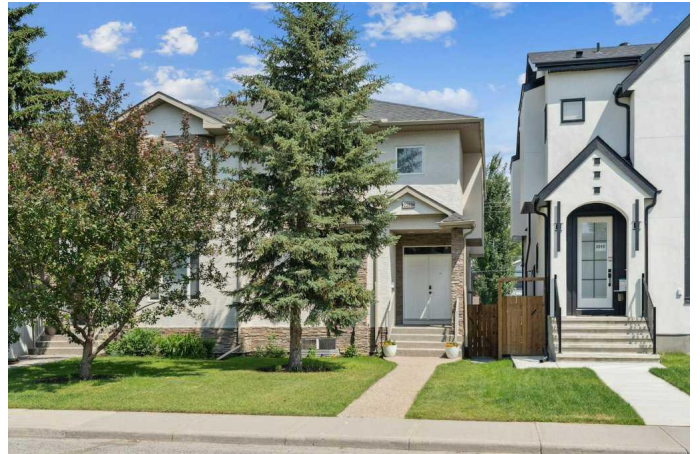
MLS® #A2256657

**\$799,999**

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

Killarney/Glengarry, Calgary, Alberta

Experience 2208 33 Street SW, Calgary—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 master 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 nook—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). 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.

Built in 2003

### Essential Information

MLS® #	A2256657
Price	\$799,999
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
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	Exterior Entry, Finished, Full, Walk-Out

## 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	September 12th, 2025
Days on Market	1
Zoning	H-GO

## Listing Details

Listing Office	CIR Realty
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