\$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 nookâ€"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

Parking Double Garage Detached, Rear Drive

of Garages 2

Interior

Interior Features Breakfast Bar, Closet Organizers, Granite Counters, High Ceilings, No

Animal Home, No Smoking Home, Pantry, Separate Entrance, Skylight(s), Soaking Tub, Vinyl Windows, Walk-In Closet(s), Wet Bar,

Jetted Tub

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 11

Zoning H-GO

Listing Details

Listing Office CIR Realty

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.