

\$619,900 - 2042 33 Street Se, Calgary

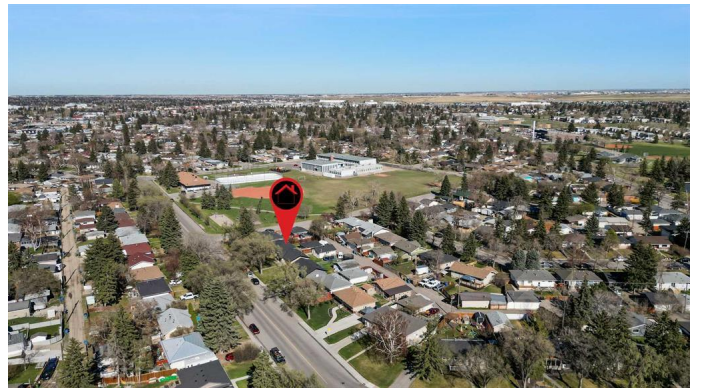
MLS® #A2215134

\$619,900

5 Bedroom, 2.00 Bathroom, 1,030 sqft
Residential on 0.13 Acres

Southview, Calgary, Alberta

Welcome to this well-maintained move-in ready gem, thoughtfully updated for comfort, efficiency, and style. A new roof (2020) with an added vapor barrier provides peace of mind, while new high-efficiency windows and all-new rockwool attic insulation provide energy efficiency. The interior has a clean, modern feel, with all new trim woodwork, fully painted ceilings, new window coverings and new light fixtures. The home benefits from oak hardwood flooring on the main level and new carpet on the lower level. A tankless water heater (2023) ensures endless hot water, and a well-maintained and reliable high-efficiency furnace (2007) continues to perform efficiently. Additional major upgrades include substantially updated electrical with permits, including a new sub-panel, new plumbing throughout with permits, a dedicated laundry room, sewer backflow valves and interlinked hardwired smoke alarms on both floors. The fully-finished lower level with new carpet throughout offers incredible flexibility and value complete with the inclusion of a full kitchen and 3 piece bathroom. It can easily be converted into a separate illegal suite complete with its own entrance making it ideal for extended family, guests, or additional income. Rockwool insulation between upper and lower floors provides excellent soundproofing. Step outside to a fully-fenced southeast facing back garden, perfect for relaxing or entertaining. Additional highlights include a new roof on the oversized double



garage, a front parking pad and a shaded patio space for outdoor enjoyment. This is the perfect blend of comfort, practicality, and value - don't miss your chance to call it home!

Built in 1959

Essential Information

MLS® #	A2215134
Price	\$619,900
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,030
Acres	0.13
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	2042 33 Street Se
Subdivision	Southview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 0T9

Amenities

Parking Spaces	4
Parking	Double Garage Detached, Off Street, Parking Pad
# of Garages	2

Interior

Interior Features	Laminate Counters, No Animal Home, No Smoking Home, Separate Entrance, Vinyl Windows
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Tankless Water Heater

Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Front Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 2nd, 2025
Days on Market	2
Zoning	R-CG

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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