



**2046 33 Street SE**  
**Calgary, Alberta**

**MLS # A2286555**



**\$559,900**

<b>Division:</b>	Southview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,057 sq.ft.	<b>Age:</b>	1958 (68 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks, Stone, Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, No Animal Home, Pantry		

**Inclusions:** N/A

**PRICE IMPROVEMENT!!** This charming 1,057 sq. ft. bungalow features a fully renovated main level. The curb appeal is immediately evident with new stucco and stone finishing, new shingles, and updated windows and doors. Step inside to a bright, open-concept main floor featuring fresh paint, recessed pot lighting, and durable new flooring that flows throughout the living areas. The living room is anchored by a large front window that floods the space with natural light. The chef-inspired kitchen is a standout, featuring crisp white cabinetry, sleek stainless steel appliances, and a modern textured backsplash. The main level is complete with three spacious bedrooms and a beautifully updated 4-piece bathroom, featuring a new vanity and a trendy round black-framed mirror. The fully developed basement adds significant value, offering a second kitchen area with white cabinetry and tile flooring, two additional bedrooms, a dedicated storage room, and a modern 3-piece bathroom with a walk-in shower &mdash; ideal for extended family or future income potential. On the mechanical side, the home is equipped with a new furnace and comes with an air conditioning rough-in, with the unit already on-site for final installation. Outside, the property includes a fully fenced yard and a heated double-car garage, providing plenty of secure storage and workspace. Located in a well-connected community just 10 minutes from downtown Calgary, you are steps away from the shopping and dining along International Avenue, as well as local schools and major transit routes.