

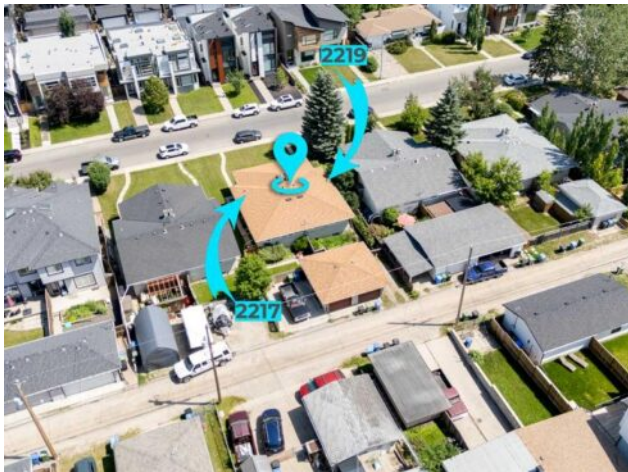


GRASSROOTS
REALTY GROUP

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2217/2219 33 Street SW
Calgary, Alberta

MLS # A2329011



\$1,025,000

Division:	Killarney/Glengarry		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,840 sq.ft.	Age:	1959 (67 yrs old)
Beds:	5	Baths:	3
Garage:	Alley Access, Double Garage Detached, Garage Faces Rear, Parking Pad		
Lot Size:	0.15 Acre		
Lot Feat:	Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	H-GO
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Storage		

Inclusions: 4 x Refrigerators, 3 x Stoves, 2 x Washers, 2 x Dryers, 2 Garage Openers, Ikea Shelf

Incredible opportunity to own a full duplex on a single title in the highly desirable community of Killarney. Featuring two bungalow-style units, each offering approximately 920 square feet above grade, this unique property presents a range of possibilities for investors, multi-generational families, or buyers looking to live in one side while generating rental income from the other. One side includes a basement that could accommodate an illegal suite, adding additional flexibility and income potential. Both units feature similar layouts with spacious living areas, practical kitchens, dedicated dining spaces, two bedrooms, and a four-piece bathroom on the main level. Bright and functional, the homes offer spacious foyers, large living and dining areas, hardwood, carpet, and linoleum flooring, and large windows that fill the interiors with natural light. The kitchens are equipped with white appliances, laminate countertops, ample cabinet storage, and pantry space. Each unit also includes a generous primary bedroom with dual closets, an additional bedroom, and extra storage. Thoughtful updates completed over the years include refinished flooring, kitchen improvements, updated windows, and exterior work. The lower levels provide additional living space and versatility. One side features a developed basement with a family room, kitchen, three-piece bathroom, laundry area, and storage, creating the illegal suite setup. The other side offers a partially finished basement with excellent potential for future development. Outside, the property offers separate fenced yard spaces, mature landscaping, and a double detached garage that has been divided by an interior wall, effectively creating a private single garage for each unit. Additional off-street parking is available on either side of the garage, including a paved parking pad with room for two vehicles and a gravel parking pad with

space for one vehicle. Situated in one of Calgary's most sought-after inner-city communities, this property combines residential charm with exceptional convenience. Located close to Glendale School and just minutes from downtown, residents will enjoy easy access to parks, shopping, restaurants, transit, the Killarney Medical Clinic, the Killarney Aquatic & Recreation Centre, and Westbrook LRT Station. Nearby amenities also include off-leash parks, Marda Loop, West Hills, Signal Hill, Westbrook Mall, and a variety of dining and entertainment options. Take advantage of your opportunity to see this incredible property in person; book your showing today. Be sure to check out the floor plans and 3D tour for a closer look before your visit.