



GRASSROOTS
REALTY GROUP

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2046 33 Street SE
Calgary, Alberta

MLS # A2336768

\$474,900

Division:	Southview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,057 sq.ft.	Age:	1958 (68 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters		

Inclusions: n/a

This updated bungalow offers a practical layout, and plenty of finished living space. The 1,057 sq. ft. main floor has been completely refreshed, with three bedrooms, a renovated 4-piece bathroom, and an open living and kitchen area that feels bright and comfortable. A large front window brings in plenty of natural light, while new flooring, fresh paint and recessed lighting give the space a clean, modern finish. The kitchen has been redone with white cabinetry, and a textured backsplash, creating a simple, functional space with a fresh look. Downstairs, Partly finished basement Side entrance 2 bed rms (without windows) Kitchen and a 3 pcs bath with walk-in shower. The fully fenced South facing back yard offers private outdoor space, while the heated double garage is a welcome bonus for Calgary winters, hobbies or extra storage. With five bedrooms in total, two full bathrooms and a location approximately 10 minutes from downtown, this home offers a lot of versatility. International Avenue shopping and restaurants, schools, transit and major routes are all close by, making it an easy location for getting around the city.