

**2048 33 Street SE**  
**Calgary, Alberta**

**MLS # A2276572**



# \$547,100

<b>Division:</b>	Southview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	953 sq.ft.	<b>Age:</b>	1959 (67 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Front Yard, Garden, Landscaped, Lawn, L		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Storage, Track Lighting		

**Inclusions:** N/A

This home has it all for the first time buyer or even an investor. Centrally located in Calgary in the established central area of SOUTHVIEW. Easy access to the Deerfoot Trail, not that far from the airport and close to all amenities. Minutes from schools and shopping. Located on a very quiet street a playground a block to the West and another playground a block to the east. large lot with front drive parking as well as an oversized Double Garage heated and insulated. Garage has two doors with auto openers each. A great South-East facing yard with garden and ideal area for BBQ's and family relaxation. Sliding glass doors open from kitchen to large private deck. Kitchen upgraded in 2010. Roof redone 2011 and upgraded in 2023 with bright green coating. New Hot Water Tank 2024. Washer and Dryer 2011. Deck redone 2023. 3Pce bathroom in basement. Basement ready for your dream development.