

\$799,900 - 2022 33 Street Sw, Calgary

MLS® #A2117613

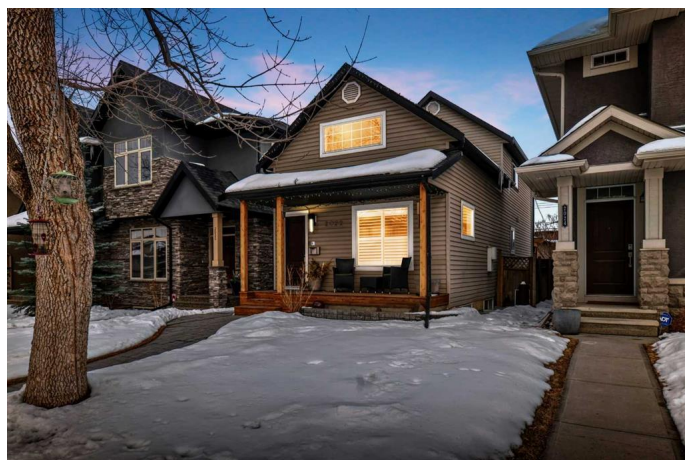
\$799,900

3 Bedroom, 3.00 Bathroom, 1,392 sqft

Residential on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

Professionally renovated, these detached homes nestled in the heart of Killarney offer a blend of style and functionality. Meticulously maintained and updated over recent years, this residence presents three bedrooms, an office, and three full bathrooms. Upon entry, one is greeted by a tastefully renovated main floor featuring a fully equipped kitchen adorned with elegant white shaker cabinets, complemented by quartz countertops and a gas stove. The kitchen seamlessly flows into the dining/living area, accentuated by a soaring vaulted ceiling, creating an ambiance of spaciousness and luxury. Completing the main floor is a full bathroom and a versatile office space, which could alternatively serve as an additional bedroom. Ascend to the second floor to discover 2 bedrooms characterized by lofted ceilings, including a generously sized primary bedroom boasting an updated ensuite and custom-built closets. The lower level offers further living space, currently utilized the large family room being used as a gym, along with a full bedroom equipped with a walk-in closet and ensuite. Step outside to the private backyard oasis, featuring a cedar deck and pergola, ideal for outdoor relaxation and entertaining. Additional highlights of this home include a double detached garage with insulation and a gas heater for convenience, central air conditioning with a new condenser installed in 2023, a new hot water tank (2023), roof shingles replaced in 2016, and updated shutter-style window coverings and



interior/exterior doors in 2018. Flooring throughout has been refreshed in recent years, excluding the main floor hardwoods. With its turnkey appeal, this residence presents an opportunity to establish a cherished abode. Schedule your private viewing today to experience the allure of this remarkable property.

Built in 2001

Essential Information

MLS® #	A2117613
Price	\$799,900
Sold Price	\$827,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,392
Acres	0.07
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	2022 33 Street Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 2S8

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Bar, Breakfast Bar, High Ceilings, See Remarks, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 28th, 2024
Date Sold	April 4th, 2024
Days on Market	7
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Realty Professionals
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