



# 2035 33 Street Calgary Alberta

\$549,000

Discover Southview, where convenience meets charm in a lively community setting! This standout bungalow is directly across from the community center and Almadina Language Charter Academy, making it a prime spot for families. With four other schools within a short walk, it's an unbeatable location for fostering growth and education. Though the home features a tasteful renovation from the 1980s, it includes key modern upgrades, such as a new hot water tank and furnace within the past five years. Sitting on a spacious 50-foot lot with a side entrance, it offers a unique chance for a custom basement renovation--add more living space that perfectly fits your lifestyle. Experience the best of Southview living, where community warmth and personal comfort blend seamlessly. (id:6769)

- Bedroom 12.17 Ft x 12.00 Ft
- Recreational, Games room 12.00 Ft x 25.33 Ft
- 3pc Bathroom 7.33 Ft x 9.17 Ft
- Storage 12.17 Ft x 7.75 Ft
- Storage 12.00 Ft x 13.17 Ft
- Furnace 12.17 Ft x 13.00 Ft

- Living room 12.75 Ft x 19.67 Ft
- Kitchen 12.58 Ft x 8.83 Ft
- Dining room 12.67 Ft x 11.25 Ft
- Primary Bedroom 12.58 Ft x 15.00 Ft
- Bedroom 9.42 Ft x 12.00 Ft
- 3pc Bathroom 8.00 Ft x 7.83 Ft

Listing Presented By:



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### Mirror

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