



2231 33 Street Calgary Alberta

\$574,900

Charming half duplex located in the desired community of Killarney/Glengarry and perfect for first time home buyers. Gorgeous perennials greet you as you walk up and into a bright open floor plan. The main floor features large living room anchored by a bright picture window basking the home in the morning light. Flowing off the living room is a spacious dining area and bright kitchen with lots of cupboards and stainless steel appliances, including a gas stove. Down the hallway you'll find a main floor laundry room, full bath, and two generous bedrooms, one with sliding door access to the private rear deck. Lower level is equipped with a separate entrance and leads to a massive den, family room, storage, third bedroom, and full 3pc bathroom with laundry. The lower level is currently a successful AirBnb illegal suite. The West facing rear yard showcases a multi-tiered deck with pergola, green space and single detached garage. Walking distance to Westbrook Mall, C-Train Station, Public Library, schools, parks, restaurants, and just minutes from downtown. (id:6769)

Recreational, Games room 22.00 Ft x 9.00 Ft
Bedroom 14.50 Ft x 11.00 Ft
Bedroom 13.50 Ft x 9.00 Ft
3pc Bathroom Measurements not available
Kitchen 10.00 Ft x 8.50 Ft
Dining room 11.00 Ft x 9.50 Ft

Living room 15.50 Ft x 11.00 Ft
Laundry room 5.50 Ft x 5.33 Ft
Primary Bedroom 13.00 Ft x 10.00 Ft
Bedroom 9.50 Ft x 9.17 Ft
4pc Bathroom Measurements not available

Listing Presented By:



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