

# \$899,900 - 2630 33 Street Sw, Calgary

MLS® #A2242436

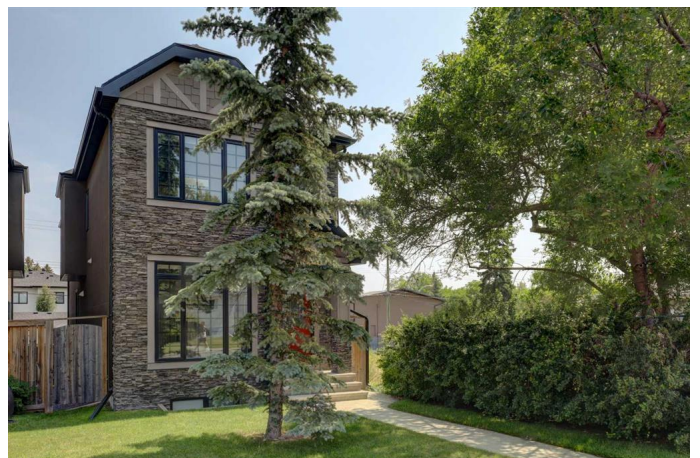
**\$899,900**

4 Bedroom, 4.00 Bathroom, 1,876 sqft

Residential on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

OPEN HOUSE-SATURDAY, AUGUST 02.  
3-5PM. Welcome to this remarkable  
DETACHED CUSTOM-built 4 Bedroom & 3.5  
Bath family home nestled in the prestigious  
Killarney community! With over 2678 SQFT of  
living space, this stunning property presents  
an amazing opportunity for those seeking a  
quality home in a prime LOCATION. NEW  
PAINT. NEW BOSCH REFRIGERATOR &  
GAS STOVE. Upon arrival, you'll be captivated  
by the BRIGHT & OPEN concept floor plan w/  
9 FT ceiling. The main level showcases  
beautifully OPEN CURVED STAIRCASE  
WITH IRON SPINDLES LEADING TO UPPER  
& LOWER LEVELS, and ENGINEERED  
HARDWOOD flooring adds an elegant touch,  
KNOCKDOWN CEILINGS & ROUNDED  
CORNERS, GRANITE COUNTERTOPS  
throughout, UNDER CABINET LIGHTING &  
CENTRAL AIR CONDITIONING. As you step  
on to the main level you will be greeted by the  
elegant hardwood flooring, leading you to the  
adjacent formal living room/ flex room—a  
versatile area that can be tailored to your  
specific needs. The gourmet kitchen is a true  
showstopper, featuring HIGH-END stainless  
steel appliances, custom designed full height  
soft-close cabinetry that extend to the ceiling  
with updated backsplash, pantry, stunning  
granite countertops, large center island with  
seating and a spacious dining room w/ side  
door to the back yard & garage. The living  
room, illuminated by pot lighting and featuring  
a cozy gas fireplace with a built-in wall unit that



seamlessly connects to a delightful deck and back yard, ideal for summer BBQ and gathering. The front mudroom provides a built-in and a walk-in closet. Ascend the open CURVED STAIRCASE, you will discover a SKYLIGHT that brightens both the open staircase and hallway. Three bedrooms with ample closet space await, with the PRIMARY bedroom boasting soaring vaulted ceilings, a walk-in closet with built-ins, and a spa-like 5-piece ensuite with jetted tub, dual vanities and separated shower. The upper level also offers two additional great sized bedrooms along with a 4-piece bathroom, and a convenient laundry room with upper cabinet and sink. The full basement is finished with one bedroom, 2 large closets for storage, a 4-piece bath and a huge family/rec room with a wet bar. The fully landscaped backyard includes a deck w/ ample storage space underneath. This home is equipped with CENTRAL AIR CONDITIONING for added comfort, and a DOUBLE DETACHED GARAGE with a paved alleyway. This home offers both comfort and convenience. Excellent location, walking distance to KILLARNEY Montessori School, Montessori preschool, Holy Name School, playgrounds, close to shopping mall, fantastic restaurants, transportation, a quick commute to downtown & 17th Ave, a short drive to U of C & U of Mount Royal. Don't miss the chance to embrace this incredible family home offering exceptional value and an amazing lifestyle! Call for your private viewing.

Built in 2012

### **Essential Information**

|          |           |
|----------|-----------|
| MLS® #   | A2242436  |
| Price    | \$899,900 |
| Bedrooms | 4         |

|                |             |
|----------------|-------------|
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,876       |
| Acres          | 0.07        |
| Year Built     | 2012        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 2630 33 Street Sw   |
| Subdivision | Killarney/Glengarry |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3E 2T5             |

### Amenities

|                |                                                        |
|----------------|--------------------------------------------------------|
| Parking Spaces | 2                                                      |
| Parking        | Alley Access, Double Garage Detached, Insulated, Paved |
| # of Garages   | 2                                                      |

### Interior

|                   |                                                                                                                                                                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Separate Entrance, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar |
| Appliances        | Bar Fridge, Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings                                                                                                 |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                                                                    |
| Cooling           | Central Air                                                                                                                                                                                                                                |
| Fireplace         | Yes                                                                                                                                                                                                                                        |
| # of Fireplaces   | 1                                                                                                                                                                                                                                          |
| Fireplaces        | Gas, Mantle, Stone                                                                                                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                                                                                                                        |
| Basement          | Finished, Full                                                                                                                                                                                                                             |

**Exterior**

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Private Entrance, Private Yard, Storage                |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Paved, Private, Rectangular Lot |
| Roof              | Asphalt Shingle                                                               |
| Construction      | Stone, Stucco, Wood Frame                                                     |
| Foundation        | Poured Concrete                                                               |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 12              |
| Zoning         | R-C2            |

**Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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