

**2042 33 Street SE**  
**Calgary, Alberta**

**MLS # A2215134**



**\$619,900**

<b>Division:</b>	Southview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,030 sq.ft.	<b>Age:</b>	1959 (66 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Off Street, Parking Pad		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Animal Home, No Smoking Home, Separate Entrance, Vinyl Windows		

**Inclusions:** None

\*\*\*OPEN HOUSE SUNDAY MAY 4 @ 12PM-3PM\*\*\*Welcome to this well-maintained move-in ready gem, thoughtfully updated for comfort, efficiency, and style. A new roof (2020) with an added vapor barrier provides peace of mind, while new high-efficiency windows and all-new rockwool attic insulation provide energy efficiency. The interior has a clean, modern feel, with all new trim woodwork, fully painted ceilings, new window coverings and new light fixtures. The home benefits from oak hardwood flooring on the main level and new carpet on the lower level. A tankless water heater (2023) ensures endless hot water, and a well-maintained and reliable high-efficiency furnace (2007) continues to perform efficiently. Additional major upgrades include substantially updated electrical with permits, including a new sub-panel, new plumbing throughout with permits, a dedicated laundry room, sewer backflow valves and interlinked hardwired smoke alarms on both floors. The fully-finished lower level with new carpet throughout offers incredible flexibility and value complete with the inclusion of a full kitchen and 3 piece bathroom. It can easily be converted into a separate illegal suite complete with its own entrance making it ideal for extended family, guests, or additional income. Rockwool insulation between upper and lower floors provides excellent soundproofing. Step outside to a fully-fenced southeast facing back garden, perfect for relaxing or entertaining. Additional highlights include a new roof on the oversized double garage, a front parking pad and a shaded patio space for outdoor enjoyment. This is the perfect blend of comfort, practicality, and value - don't miss your chance to call it home!