

# \$579,000 - 2015 33 Street Se, Calgary

MLS® #A2230809

**\$579,000**

5 Bedroom, 2.00 Bathroom, 1,077 sqft  
Residential on 0.14 Acres

Southview, Calgary, Alberta

This well-sized bungalow with a LEGAL SUITE is located in Southview, set on a quiet tree-lined street while still being close to 17 Ave SE, where you can find various stores and restaurants. There are schools nearby, making it a convenient location. Most significant updates have been completed, including brand-new shingles on both the house and garage (May 2025). The main floor has a newer kitchen countertop (2023), vinyl plank flooring (2022), paint (2022), and most windows (2019). The soffit and gutters were replaced in 2019, the electrical panel in 2017. The main floor comprises a spacious living room, three bedrooms, a dining room, a full bathroom, and a kitchen. A separate entrance leads to the basement, which includes a shared laundry room and an enclosed LEGAL SUITE featuring two bedrooms, a large recreational room, a full bathroom, a kitchen, a storage area, and a mechanical room. The property boasts a large front yard, and the backyard is home to two apple trees, an oversized single garage, and a parking area that can accommodate an RV or provide additional parking spots. The main floor is rented for \$1,450. The basement and the garage were rented for \$1,250, and \$200, with tenants covering their utilities. This property is ideal for investment or for someone looking to live on the main floor while renting out the basement.



Built in 1958

### Essential Information

MLS® #	A2230809
Price	\$579,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,077
Acres	0.14
Year Built	1958
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	2015 33 Street Se
Subdivision	Southview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 0T5

### Amenities

Parking Spaces	3
Parking	Oversized, Single Garage Detached
# of Garages	1

### Interior

Interior Features	Separate Entrance, Vinyl Windows
Appliances	Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### Exterior

Exterior Features	Private Entrance
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Lot Description	Back Lane, Fruit Trees/Shrub(s), Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 13th, 2025
Days on Market	17
Zoning	R-CG

### **Listing Details**

Listing Office	CIR Realty
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