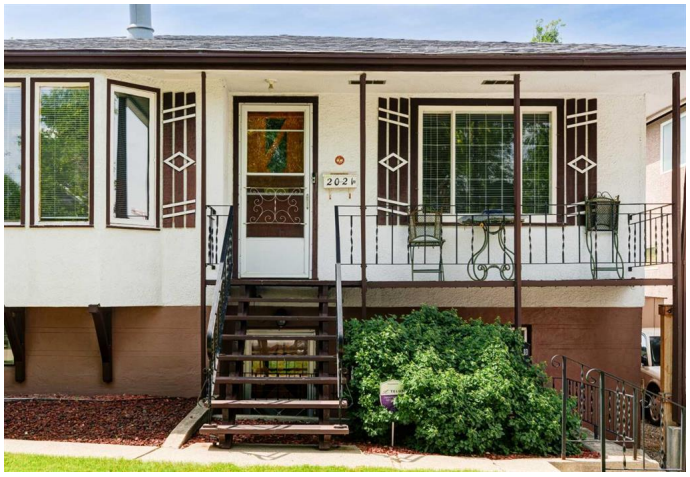
$890,000 - 2021 33 Street Sw, Calgary

MLS® #A2241365

$890,000
3 Bedroom, 2.00 Bathroom, 970 sqft
Residential on 0.14 Acres



Killarney/Glengarry, Calgary, Alberta

Wow! An Outstanding Opportunity Awaits in the Highly Sought-After Inner-City Neighborhood of Killarney! This well-maintained property, complete with an illegal suite, presents incredible potential for builders, investors, or homeowners looking for the perfect site to build your dream home. The prime location and versatile options make this an exceptional offering not to be missed! Situated on a 50' x 120' H-GO lot with a coveted west-facing backyard, this 3-bedroom bungalow with original hardwood floors offers a total of over 1870 square feet of enormous potential. The well-equipped illegal suite is spacious and bright and delivers several astute options â€” whether holding and leasing the two levels while planning for future redevelopment on this prime inner-city site or owning a piece of history and renovating to its original charm, THIS property offers the added flexibility ideal for your plans. Further highlights of this special property include an OVERSIZED double detached HEATED garage with New Roof (2024), a lovely private and covered patio with New Roof (2024), RV parking, dual furnaces and legal egress windows in the lower level. The exceptional location is close to schools, shopping, transit, the Killarney Aquatic & Recreation Centre and community garden, vibrant 17th Avenue, nearby parks and walking paths, AND a MERE 6 MINUTE drive to downtown. 2021 â€“ 33 St. S.W. truly offers it all â€” an outstanding inner-city location, a walkable lifestyle, and

amazing potential for future growth!

Built in 1951

Essential Information

MLS® #	A2241365
Price	$890,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	970
Acres	0.14
Year Built	1951
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	2021 33 Street Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 2S7

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Ceiling Fan(s)
Appliances	Microwave, Washer/Dryer
Heating	Forced Air
Cooling	Window Unit(s)
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas Log
Has Basement	Yes
Basement	Finished, Full, Walk-Up To Grade

Exterior

Exterior Features	Garden, Private Entrance
Lot Description	Back Lane, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 19th, 2025
Days on Market	14
Zoning	H-GO

Listing Details

Listing Office	Coldwell Banker Mountain Central

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