

3240 33A Avenue SE  
Calgary, Alberta

MLS # A2240929



\$465,000

|           |                                        |        |                   |
|-----------|----------------------------------------|--------|-------------------|
| Division: | Dover                                  |        |                   |
| Type:     | Residential/House                      |        |                   |
| Style:    | Bi-Level                               |        |                   |
| Size:     | 865 sq.ft.                             | Age:   | 1970 (55 yrs old) |
| Beds:     | 4                                      | Baths: | 2                 |
| Garage:   | Single Garage Detached, Stall          |        |                   |
| Lot Size: | 0.11 Acre                              |        |                   |
| Lot Feat: | Back Lane, Landscaped, Rectangular Lot |        |                   |

Heating: Forced Air

Floors: Carpet, Ceramic Tile, Laminate, Vinyl

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: Closet Organizers

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: Piano

Fully developed bi-level home in a quiet Dover location, fronting a beautiful tree-lined walking and biking path. This detached property features a bright South-facing backyard. Walking distance to parks, schools, and the community waterpark, with quick access to Deerfoot Trail and downtown. The main floor offers a spacious living room with a skylight, a functional kitchen with dark wood cabinets, stainless steel appliances, and space for dining. There are three bedrooms on the main level, along with a fully updated 4-piece bathroom featuring a soaker tub and full tile surround. This move-in ready home offers a total of four bedrooms and two full bathrooms. Durable laminate, vinyl, and tile flooring span most of the home, with carpet only in the basement bedroom. The finished basement includes a large recreation room, fourth bedroom, 3-piece bath, laundry area, and ample storage. Outside, enjoy a sunny South-facing backyard with a concrete patio, fire pit, full fencing, single detached garage, and two additional parking stalls.