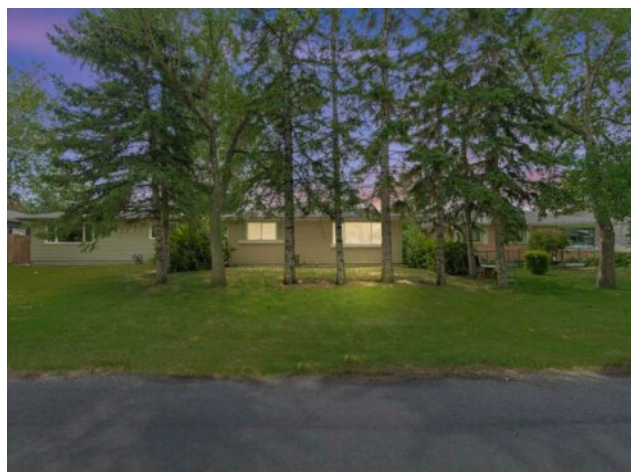


3240 33A Avenue SE
Calgary, Alberta

MLS # A2240929



\$499,900

| | | | |
|------------------|--|---------------|-------------------|
| 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 | Water: | - |
| Floors: | Carpet, Ceramic Tile, Laminate, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Closet Organizers | | |

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.