

**3036 33A Street SE  
Calgary, Alberta**

**MLS # A2243666**



# \$519,900

<b>Division:</b>	Dover		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	959 sq.ft.	<b>Age:</b>	1971 (54 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Garden, Low Maintenance Landscape, Private		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Hardwood, Tile
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full, Suite
<b>Exterior:</b>	Stone, Stucco, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Closet Organizers, Kitchen Island

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-CG
<b>Utilities:</b>	-

**Inclusions:** na

Explore this exceptional investment property, perfectly positioned for convenience near downtown, schools, shopping, and public transit. Upstairs, the main living area features a stylish open-concept kitchen, a cozy dining nook, and a spacious family room bathed in natural light. It also includes two generous bedrooms, convenient laundry facilities, and a 4-piece bathroom. The lower level, currently configured as an illegal suite, offers flexible living arrangements and is complete with a separate entrance, a fully equipped kitchen, two roomy bedrooms, a bathroom, and its own laundry. This home has undergone recent renovations. The main level includes all-new flooring (including subfloor), doors, trim, blown-in insulation, an upgraded bath fan, a new microwave, fresh paint, and smart LED lighting (Alexa and Siri capable). The lower level also benefits from fresh updates, including new floors, carpet, underlay, trim, doors, and an upgraded bath fan. The exterior boasts mature trees, a dedicated garden space, and a single-car garage. A key highlight: both current tenants are exceptional and very accommodating. This is an ideal, turn-key addition to your real estate investment portfolio. Contact us today to schedule your private tour.