

# \$489,900 - 3036 33a Street Se, Calgary

MLS® #A2243666

**\$489,900**

4 Bedroom, 2.00 Bathroom, 959 sqft

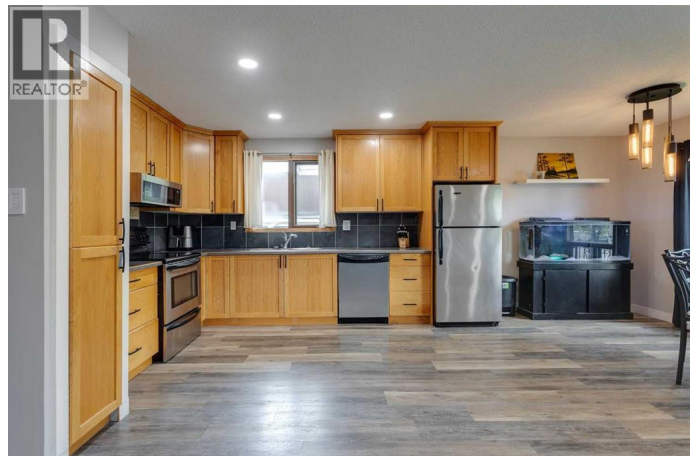
Single Family on 0.11 Acres

Dover, Calgary, Alberta

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. (id:6289)

Built in 1971

## Essential Information



Listing #	A2243666
Price	\$489,900
Bedrooms	4
Bathrooms	2.00
Square Footage	959
Acres	0.11
Year Built	1971
Type	Single Family
Sub-Type	Freehold
Style	Bi-level

### Community Information

Address	3036 33a Street Se
Subdivision	Dover
City	Calgary
Province	Alberta
Postal Code	T2B0W2

### Amenities

Amenities	Playground, Schools, Shopping
Features	Back lane, Closet Organizers
Parking Spaces	4
Parking	Detached Garage
# of Garages	1

### Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Microwave Range Hood Combo, Window Coverings, Garage door opener
Heating	Natural gas Forced air
Cooling	None
Has Basement	Yes
Basement	Separate entrance, Suite

### Exterior

Exterior	Stone, Stucco
Exterior Features	Garden Area
Construction	Wood frame
Foundation	Poured Concrete

### Listing Details

Listing Office

RE/MAX First



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