

\$434,900 - 3252 33a Avenue Se, Calgary

MLS® #A2112145

\$434,900

4 Bedroom, 2.00 Bathroom, 861 sqft

Residential on 0.11 Acres

Dover, Calgary, Alberta

Step into the vibrant community of Dover and prepare to be enchanted by your new home! Nestled amidst shopping, dining, and schools, this haven offers the quintessential blend of convenience and charm. But that's not all — just around the corner lies one of the city's largest pedestrian walking and bike pathway corridors, inviting you to explore the great outdoors right at your doorstep! As you step onto the property, you'll be greeted by a mature backyard adorned with lush trees and a deck featuring a covered storage/shed area — perfect for hosting summer soirées or enjoying tranquil evenings under the stars. And let's not forget the expansive front yard, overlooking a picturesque green space, creating a serene backdrop for everyday living.

With an oversized single garage boasting a convenient workbench area and ample additional parking along the fence line, you'll never have to worry about accommodating guests or storing your outdoor gear. Plus, you have direct easy access to Deerfoot and Stony Trail ensures seamless connectivity to the rest of the city. Inside, this charming bungalow beckons with its four bedrooms and two full bathrooms, showcasing a host of upgrades including newer shingles, renovated bathrooms, and updated interior lighting. But the pièce de résistance? A brand new, freshly renovated basement boasting plush carpeting, storage cabinets, and a high-efficiency furnace, offering endless possibilities for customization and use options.



Upstairs, the bright and airy oak kitchen sets the stage for culinary adventures, while the open living room area with hardwood floors beckons for cozy evenings spent unwinding. Retreat to the spacious master bedroom or the additional upper bedroom with its ample closet space and serene views of the greenspace beyond. Downstairs, the open-concept basement awaits your personal touch – whether you envision it as a versatile living area, a coveted man cave or lady lair, or even a separate illegal suite for rental income, the choice is yours! Don't miss your chance to experience the warmth and coziness of this delightful home in the highly sought-after neighborhood of West Dover. Come on by and make it your own – your new adventure awaits!

Built in 1970

Essential Information

MLS® #	A2112145
Price	\$434,900
Sold Price	\$440,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	861
Acres	0.11
Year Built	1970
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	3252 33a Avenue Se
Subdivision	Dover
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2B 0K3

Amenities

Parking Spaces	3
Parking	Additional Parking, Alley Access, Oversized, Single Garage Detached

Interior

Interior Features	Open Floorplan
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Suite

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 8th, 2024
Date Sold	March 8th, 2024
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Complete Realty
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