

\$474,900 - 3028 33a Avenue Se, Calgary

MLS® #A2146324

\$474,900

5 Bedroom, 2.00 Bathroom, 1,010 sqft

Residential on 0.11 Acres

Dover, Calgary, Alberta

Welcome to this air conditioned, charming and spacious 5-bedroom, 2-bathroom home with over 1000sq ft nestled in the heart of Dover. Perfect for growing families or savvy investors, this property boasts a well acquainted illegal basement suite, offering flexible living arrangements and an array of possibilities. As you step inside you will find an open living areas provide a seamless flow between the living, dining, and kitchen spaces, perfect for entertaining guests or spending quality time with family. Two newer windows, modern paint colors & baseboards + two new exterior doors as well! The main floor kitchen is a chef's dream, with updated appliances, including a gas stove, ample storage, and a sleek design that makes cooking a joy. you'll find three generously sized bedrooms on the upper level, each filled with natural light and providing plenty of room for rest and relaxation. The main bathroom is thoughtfully designed with modern fixtures and finishes, accommodating the entire household comfortably. At the base of the staircase find the laundry area perfectly situated for shared usage. The lower level of the home features a living space, kitchen, bar area & two additional bedrooms, one is used as a den-no closet though & has a subfloor & was reinsulated! Another renovated full bathroom, expertly crafted to create a stylish and functional space. This area can serve as a guest suite, home office, or potential rental unit, or much more.. The property exterior was painted only a few years ago, also home



includes a well-maintained backyard ideal for outdoor activities, gardening, or simply relaxing in your private oasis. Side yard offers a large deck fabulous for outdoor dining or relaxing lawn furniture. Property improvements includes: Newer Air Conditioner, Furnace, Hot Water Tank and attic insulation was topped up in 2021! Plenty of parking for 4 vehicles behind fence or perhaps option to build a garage. Conveniently situated in the neighborhood close to schools, parks, shopping, and public transportation, ensuring easy access to all amenities. This home presents a unique opportunity to own a versatile property with immense potential. Whether you're looking for a family home with extra space or an investment with great upside, this Dover gem is a must-see!

Built in 1971

Essential Information

MLS® #	A2146324
Price	\$474,900
Sold Price	\$507,500
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,010
Acres	0.11
Year Built	1971
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	3028 33a Avenue Se
Subdivision	Dover
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2B 0K1

Amenities

Parking Spaces	4
Parking	Parking Pad

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Gas Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Irregular Lot, Landscaped, Many Trees
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 3rd, 2024
Date Sold	July 6th, 2024
Days on Market	3
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.