

# \$499,900 - 3036 33a Street Se, Calgary

MLS® #A2243666

**\$499,900**

4 Bedroom, 2.00 Bathroom, 959 sqft

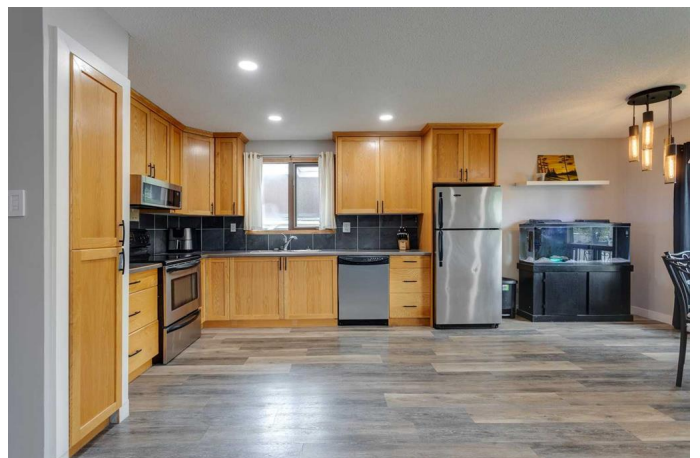
Residential on 0.11 Acres

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.

Built in 1971

## Essential Information



MLS® #	A2243666
Price	\$499,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	959
Acres	0.11
Year Built	1971
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	3036 33a Street Se
Subdivision	Dover
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 0W2

### **Amenities**

Parking Spaces	4
Parking	Single Garage Detached
# of Garages	1

### **Interior**

Interior Features	Closet Organizers, Kitchen Island
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### **Exterior**

Exterior Features	Garden, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Garden, Low Maintenance Landscape, Private
Roof	Asphalt Shingle

Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 27th, 2025
Days on Market	51
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX First
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