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

MLS® #A2243666

## \$489,900

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 \$489,900

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 Full

#### **Exterior**

Exterior Features Garden, Private Yard, Storage

Lot Description Back Yard, Garden, Back Lane, Low Maintenance Landscape, Private

Roof Asphalt Shingle

Construction Stone, Wood Frame, Stucco

Foundation Poured Concrete

### **Additional Information**

Date Listed July 27th, 2025

Days on Market 97

Zoning R-CG

## **Listing Details**

Listing Office RE/MAX First

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