

# \$449,900 - 3436 33a Avenue Se, Calgary

MLS® #A2228049

**\$449,900**

2 Bedroom, 1.00 Bathroom, 833 sqft  
Residential on 0.01 Acres

Dover, Calgary, Alberta

Welcome to this well-maintained and spacious Bi-Level home nestled in the heart of Dover and up for sale for the first time ever! Dover is a central Calgary community surrounded by schools, parks, playgrounds, and offering quick access to both downtown and Stoney Trail.

Situated on a quiet street, this R-CG zoned detached home features almost 900 sq ft on the main level and boasts an unbeatable combination of space, value, and potential. The main floor offers a large, bright living room, dining area, updated kitchen, two generously sized bedrooms, and a 4-piece bathroom. The home has also seen several updates, and pride of ownership is apparent throughout the home.

The partially finished basement includes two additional bedrooms, a mechanical/laundry room with extra storage and room to develop an additional bathroom and or living room. This layout lends itself well to future income potential, making it a fantastic opportunity for investors or multi-generational living.

Outside, the oversized lot offers plenty of green space for gardening, entertaining, or adding a garage or additional parking. Ample parking is available via street access and a large RV pad in the backyard.

Whether you're a growing family, a



first-time buyer, or an investor looking for a turn-key rental opportunity, this home checks all the boxes. Just steps from schools, public transit, parks, and restaurants – and only 15 minutes from downtown Calgary – this is an incredible chance to own in an established, well-connected neighborhood.

Opportunities like this don't last – book your private showing today!

Built in 1970

### Essential Information

MLS® #	A2228049
Price	\$449,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	833
Acres	0.01
Year Built	1970
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	3436 33a Avenue Se
Subdivision	Dover
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 0K4

### Amenities

Parking Spaces	2
Parking	Parking Pad

### Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, See Remarks
Appliances	Electric Stove, Refrigerator, See Remarks
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Partial, Partially Finished

### **Exterior**

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

### **Additional Information**

Date Listed	June 6th, 2025
Days on Market	9
Zoning	R-CG

### **Listing Details**

Listing Office	Real Broker
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