



THE
A-TEAM

**RE/MAX
FIRST**

3511 33 Street, Calgary T2B 2J6

MLS® #: **A2161198**

Area: **Dover**

Listing Date: **08/28/24**

List Price: **\$499,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1975**

Lot Information

Lot Sz Ar: **5,090 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,094**
Low Sqft:
Ttl Sqft: **1,094**

DOM

22

Layout

Beds: **5 (3 2)**
Baths: **2.5 (2 1)**
Style: **4 Level Split**

Parking

Ttl Park: **6**
Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

Back Lane,Back Yard,City Lot,Fruit Trees/Shrub(s),Lawn,Low Maintenance Landscape,Landscaped,Street Lighting,Rectangular Lot

Alley Access,Double Garage Detached,Driveway,Garage Door Opener,Garage Faces Rear,Off Street,On Street,Oversized,Parking Pad,RV Access/Parking,RV Gated,Workshop in Garage

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Forced Air,Natural Gas,Wood**
Sewer:
Ext Feat: **BBQ gas line,Fire Pit,Outdoor Kitchen,Private Yard,Rain Gutters**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Laminate,Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Central Vacuum,Kitchen Island,Low Flow Plumbing Fixtures,No Smoking Home,Pantry,Recessed Lighting**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	11`5" x 15`0"
Kitchen	Main	14`6" x 12`2"
Bedroom - Primary	Second	11`3" x 12`6"
Bedroom	Second	10`0" x 8`0"
4pc Bathroom	Second	8`6" x 8`6"
Family Room	Lower	10`8" x 17`1"
Game Room	Lower	10`9" x 19`11"

Room	Level	Dimensions
Dining Room	Main	9`7" x 8`6"
Pantry	Main	4`0" x 4`0"
2pc Ensuite bath	Second	4`4" x 4`11"
Bedroom	Second	10`1" x 9`6"
Bedroom	Lower	10`2" x 8`2"
4pc Bathroom	Lower	7`0" x 7`6"
Bedroom	Lower	8`11" x 7`6"

Laundry Lower 12`9" x 10`7" Entrance Main 8`6" x 3`5"
 Legal/Tax/Financial

Title: Zoning:
Fee Simple R-C1
 Legal Desc: 731422

Remarks

Pub Rmks: **You'll Be Asking Yourself "HAVE I JUST BEEN SHOT WITH CUPID'S ARROW?" Because it will be LOVE AT FIRST SIGHT! Location is only the FIRST thing that will make you FALL IN LOVE with this property! Located in the highly sought after community of Dover. This home is close to schools, Parks & Shopping, just to name a few. Quick access to Deerfoot, making this property an easy commute everywhere! The SECOND thing that will make you fall in love with this renovated 4-LEVEL SPLIT Home, is the 5 Bedrooms, 2 ½ Baths, and ALL THE LIVING SPACE YOU HAVE BEEN SEARCHING FOR! ENOUGH ROOM For Even THE LARGEST OF FAMILIES to have their own space. Not only is there a living room on the main floor, but TWO ADDITIONAL FAMILY ROOMS on the 2 Lower Levels! Some of the UPDATES within the past few years are, BRAND NEW KITCHEN featuring a custom island with HAND CRAFTED BUTCHER-BLOCK COUNTERS, New Cupboards & Appliances, LED Recessed Lighting AND a Fantastic Walk-Into Pantry! Both 4-piece bathrooms are nicely renovated. Fresh paint & flooring throughout the home! New windows on the above grade levels. Updated electrical & plumbing! No need to use any of the rooms for storage! There is a 36" high crawl space under the first lower level for all of your storage needs! How smart is that?! The fenced backyard has low-maintenance landscaping, giving you the time to enjoy the firepit area & entertain your friends & family. Great for pets. The outdoor kitchen area is set up for family BBQ's & IT'S COVERED! Great for year-round BBQ'ing! Not only is there an Oversized Detached Double garage that is insulated, drywalled, wired, heated & 220 wired, with workshop space, this property also has an additional parking pad beside the garage AND RV PARKING! No More RV Storage Fees! The THIRD thing that will make you FALL IN LOVE is THE PRICE! AFFORDABLE HOME OWNERSHIP is WITHIN YOUR GRASP!!! This property offers so much for its new loving family. It is a MUST-SEE PROPERTY! "Home Is Where Your Story Begins!" & your Story Begins RIGHT HERE!**

Inclusions: **Fridge, Stove, Hood Fan, Microwave, Built-In Dishwasher, Washer, Dryer, Central Vacuum & All Attachments, All Window Coverings, Garage Control & Remote, Garage Shelving & Cabinets.**

Property Listed By: **CIR Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













