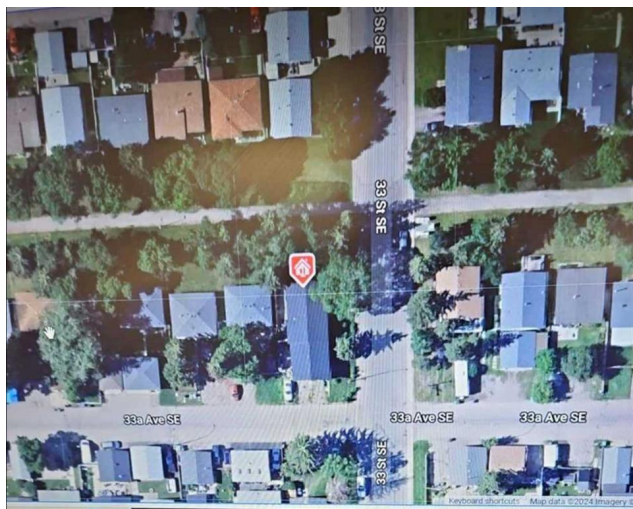




**3403 33 Street, Calgary T2B 0V7**

MLS® #: **A2172084** Area: **Dover** Listing Date: **10/09/24** List Price: **\$461,000**  
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1970**  
Lot Information  
 Lot Sz Ar: **5,382 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,980**  
 Low Sqft:  
 Ttl Sqft: **1,980**

DOM

**91**  
Layout  
 Beds: **3 (3 )**  
 Baths: **1.5 (1 1)**  
 Style: **Bi-Level**

Parking

Ttl Park: **4**  
 Garage Sz: **2**

Access:  
 Lot Feat: **Back Yard,Corner Lot**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Other**

Construction: **Stucco,Wood Frame**  
 Flooring: **Other**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **See Remarks**  
 Int Feat: **See Remarks**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	24`3" x 15`9"	Bedroom	Main	11`6" x 10`6"
Bedroom	Main	18`8" x 10`6"	2pc Bathroom	Main	0`0" x 0`0"
3pc Bathroom	Main	0`0" x 0`0"			

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**6716JK**

Zoning:  
**R-CG**

Remarks

Pub Rmks: **CALL YOUR BUILDER TODAY or BUY & HOLD. Big Affordable Corner Lot on a quiet street ready to build your inner city dream home! Price reflects Land Value Only. House is "SOLD AS IS WHERE IS". NO ACCESS to Property allowed yet**  
Inclusions: **None**  
Property Listed By: **eXp Realty**

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

