



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3036 33A Street, Calgary T2B 0W2**

MLS®#: **A2175637**

Area: **Dover**

Listing Date: **10/26/24**

List Price: **\$549,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1971**

Lot Information

Lot Sz Ar: **4,617 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **959**  
Low Sqft:  
Ttl Sqft: **959**

DOM

**26**  
Layout  
Beds: **4 (2 2 )**  
Baths: **2.0 (2 0)**  
Style: **Bi-Level**

Parking

Ttl Park: **4**  
Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Back Yard,Garden,Low Maintenance Landscape,Private**  
Park Feat: **Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Garden,Private Yard,Storage**

Construction: **Stone,Stucco,Wood Frame**  
Flooring: **Carpet,Hardwood,Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
Int Feat: **Closet Organizers,Kitchen Island**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>13`0" x 9`6"</b>
<b>Living Room</b>	<b>Main</b>	<b>15`6" x 11`6"</b>
<b>Family Room</b>	<b>Lower</b>	<b>13`6" x 12`6"</b>
<b>Storage</b>	<b>Lower</b>	<b>6`6" x 4`0"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`0" x 11`0"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>10`0" x 8`6"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>10`0" x 5`6"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>12`0" x 8`0"</b>
<b>Laundry</b>	<b>Main</b>	<b>3`6" x 3`6"</b>
<b>Kitchen</b>	<b>Lower</b>	<b>13`0" x 9`6"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>13`0" x 12`0"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>14`8" x 9`6"</b>
<b>3pc Bathroom</b>	<b>Lower</b>	<b>9`0" x 5`6"</b>

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-CG**

**7676JK**

Remarks

Pub Rmks: **Discover this exceptional investment property, ideally situated near downtown, schools, shopping, and public transit. This home offers significant potential for investors seeking positive cash flow. Recent renovations on the main level enhance the property's appeal and include: all new flooring (including subfloor, doors, trim, blown-in insulation, upgraded bath fan, new microwave, all new smart led lighting (Alexa and Siri capable). On the lower level you'll also find new floors, carpet, underlay, trim, doors, and an upgraded bath fan. The main level features a stylish open-concept kitchen, a cozy dining nook, abundant natural light, a spacious family room, two generous bedrooms, laundry facilities, and a 4pc bathroom. The lower level, while currently configured as an illegal suite, presents an opportunity for flexible living arrangements or additional rental income. It includes a separate entrance, a fully equipped kitchen, two roomy bedrooms, a bathroom, and laundry facilities. The exterior is adorned with mature trees, a dedicated garden space, and a single-car garage. Both tenants are exceptional and would prefer to stay long-term. This is the perfect property to add to your real estate investment portfolio! Call today to schedule a private tour.**

Inclusions: **Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings**

Property Listed By: **RE/MAX First**

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

















