



THE
A-TEAM

**RE/MAX
FIRST**

3048 33A Street, Calgary T2B 0W2

MLS®#: **A2201694**

Area: **Dover**

Listing Date: **03/13/25**

List Price: **\$469,900**

Status: **Active**

County: **Calgary**

Change: **-\$9k, 05-Apr**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **4,618 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Rectangular Lot,Treed**
Park Feat: **Alley Access,Parking Pad**

DOM

31
Layout
Beds: **3 (2 1)**
Baths: **1.5 (1 1)**
Style: **Bungalow**

Parking

Ttl Park: **2**
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central,High Efficiency,Natural Gas**
Sewer:
Ext Feat: **Fire Pit,Private Entrance,Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Oven,Freezer,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **No Animal Home,Open Floorplan,Stone Counters,Vinyl Windows**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Title: **Fee Simple**
Legal Desc: **7676JK**

Zoning: **R-C1**

Remarks

Pub Rmks: **This fully updated bungalow offers modern style, functionality, and over 1,500 sq. ft. of living space. The bright open-concept living room flows seamlessly into the**

dining area and a stunning kitchen, featuring ceiling-height cabinetry, quartz countertops, and stainless steel appliances. Step outside to a west-facing backyard featuring a spacious deck, perfect for outdoor entertaining. The main floor boasts stylish laminate flooring throughout, including the primary and second bedroom. A beautifully remodeled full bathroom completes this level. Downstairs, the fully finished basement expands your living space with a large family/rec room, an additional bedroom, half bath, laundry area, and a versatile flex space. Major updates include a new roof, windows, furnace, and washer (all replaced 4 years ago), along with countless modern upgrades—just move in and enjoy! Prime location—walking distance to schools, parks, an off-leash area, and easy access to downtown and shopping.

Inclusions:

N/A

Property Listed By:

2% Realty

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







