

# \$475,000 - 3240 33a Avenue Se, Calgary

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MLS® #A2240929

**\$475,000**

4 Bedroom, 2.00 Bathroom, 865 sqft

Residential on 0.11 Acres

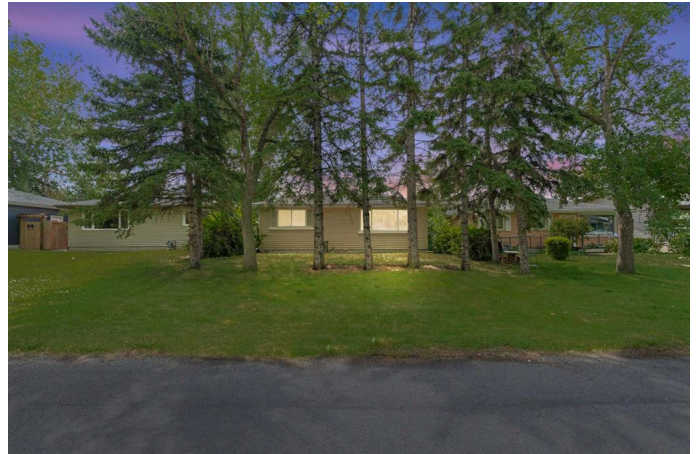
Dover, Calgary, Alberta

Fully developed bi-level home in a quiet Dover location, fronting a beautiful tree-lined walking and biking path. This detached property features a bright South-facing backyard.

Walking distance to parks, schools, and the community waterpark, with quick access to Deerfoot Trail and downtown.

The main floor offers a spacious living room with a skylight, a functional kitchen with dark wood cabinets, stainless steel appliances, and space for dining. There are three bedrooms on the main level, along with a fully updated 4-piece bathroom featuring a soaker tub and full tile surround. This move-in ready home offers a total of four bedrooms and two full bathrooms. Durable laminate, vinyl, and tile flooring span most of the home, with carpet only in the basement bedroom.

The finished basement includes a large recreation room, fourth bedroom, 3-piece bath, laundry area, and ample storage. Outside, enjoy a sunny South-facing backyard with a concrete patio, fire pit, full fencing, single detached garage, and two additional parking stalls.



Built in 1970

## Essential Information

MLS® #                      A2240929

Price                         \$475,000

Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	865
Acres	0.11
Year Built	1970
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	3240 33a Avenue Se
Subdivision	Dover
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 0K3

### Amenities

Parking Spaces	3
Parking	Single Garage Detached, Stall
# of Garages	3

### Interior

Interior Features	Closet Organizers
Appliances	Dryer, Electric Stove, Garage Control(s), Humidifier, Refrigerator, Washer, Wine Refrigerator
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Fire Pit
Lot Description	Back Lane, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	July 17th, 2025
Days on Market	49
Zoning	R-CG

**Listing Details**

Listing Office	PropZap Realty
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