\$449,900 - 3436 33a Avenue Se, Calgary

MLS® #A2228049

\$449,900

2 Bedroom, 1.00 Bathroom, 833 sqft Residential on 0.01 Acres

Dover, Calgary, Alberta

Welcome to this well-maintained and spacious Bi-Level home nestled in the heart of Dover and up for sale for the first time ever! Dover is a central Calgary community surrounded by schools, parks, playgrounds, and offering quick access to both downtown and Stoney Trail.

Situated on a quiet street, this R-CG zoned detached home features almost 900 sq ft on the main level and boasts an unbeatable combination of space, value, and potential. The main floor offers a large, bright living room, dining area, updated kitchen, two generously sized bedrooms, and a 4-piece bathroom. The home has also seen several updates, and pride of ownership is apprent throughout the home.

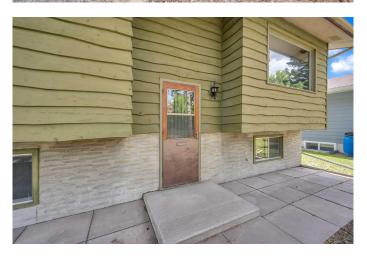
The partially finished basement includes two additional bedrooms, a mechanical/laundry room with extra storage and room to develop an additional bathroom and or living room. This layout lends itself well to future suite potential, making it a fantastic opportunity for investors or multi-generational living.

Outside, the oversized lot offers plenty of green space for gardening, entertaining, or adding a garage or additional parking. Ample parking is available via street access and a large RV pad in the backyard.

Whether you're a growing family, a







first-time buyer, or an investor looking for a turn-key rental opportunity, this home checks all the boxes. Just steps from schools, public transit, parks, and restaurants â€" and only 15 minutes from downtown Calgary â€" this is an incredible chance to own in an established, well-connected neighborhood.

Opportunities like this don't last â€" book your private showing today!

Built in 1970

Essential Information

MLS® # A2228049 Price \$449,900

Bedrooms 2
Bathrooms 1.00
Full Baths 1
Square Footage 833

Acres 0.01 Year Built 1970

Type Residential
Sub-Type Detached
Style Bi-Level
Status Active

Community Information

Address 3436 33a Avenue Se

Subdivision Dover
City Calgary
County Calgary
Province Alberta
Postal Code T2B 0K4

Amenities

Parking Spaces 2

Parking Parking Pad

Interior

Interior Features No Animal Home, No Smoking Home, Open Floorplan, See Remarks

Appliances Electric Stove, Refrigerator, See Remarks

Heating Forced Air

Cooling None Has Basement Yes

Basement Partial, Partially Finished

Exterior

Exterior Features Private Yard

Lot Description Back Lane, Back Yard

Roof Asphalt Shingle
Construction Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed June 6th, 2025

Days on Market 1

Zoning R-CG

Listing Details

Listing Office Real Broker

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