# \$465,000 - 3240 33a Avenue Se, Calgary

MLS® #A2240929

#### \$465,000

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 \$465,000 **Bedrooms** 4

2.00 Bathrooms

**Full Baths** 2

Square Footage 865

Acres 0.11

Year Built 1970

Type Residential

Sub-Type Detached

Style Bi-Level

Status Active

## **Community Information**

3240 33a Avenue Se Address

Subdivision Dover

City Calgary

County Calgary

**Province** Alberta

T2B 0K3 Postal Code

#### **Amenities**

Parking Spaces 3

Parking Single Garage Detached, Stall

# of Garages 3

#### Interior

Interior Features **Closet Organizers** 

Dryer, Electric Stove, Garage Control(s), Humidifier, Refrigerator, **Appliances** 

Washer, Wine Refrigerator

Forced Air Heating

Cooling None Has Basement Yes

Finished, Full Basement

#### **Exterior**

Exterior Features Fire Pit

Lot Description Back Lane, Landscaped, Rectangular Lot

Roof Asphalt Shingle

Construction Vinyl Siding

**Poured Concrete** Foundation

### **Additional Information**

Date Listed July 17th, 2025

Days on Market 104

Zoning R-CG

# **Listing Details**

Listing Office PropZap Realty

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