



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

3240 33A Avenue SE
Calgary, Alberta

MLS # A2240929



\$499,900

Division:	Dover		
Type:	Residential/House		
Style:	Bi-Level		
Size:	865 sq.ft.	Age:	1970 (55 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Detached, Stall		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers		

Inclusions:	Piano
--------------------	-------

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.