



**3504 33 Street SE**  
**Calgary, Alberta**

**MLS # A2287716**



**\$609,900**

<b>Division:</b>	Dover		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	984 sq.ft.	<b>Age:</b>	1973 (53 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Off Street, Parking Pad		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

**Inclusions:** N/A

Suited | Bi-Level | 5 Beds | 2.5 Baths | Corner Lot | Heated Garage | Recently Renovated Welcome to this beautiful bi-level detached home perfectly positioned on a desirable corner lot, offering outstanding space, versatility, and investment potential! Featuring 5 spacious bedrooms &mdash; with 3 bedrooms on the main level and 2 additional bedrooms downstairs &mdash; this home is ideal for growing families, or buyers seeking extra flexibility. Step inside to discover a bright and functional layout designed for comfort and everyday living. The main floor shows generous living areas filled with natural light, creating a warm and inviting atmosphere perfect for entertaining or relaxing with family. A separate kitchen setup adds incredible convenience and privacy, offering excellent potential for extended family use. Situated on an over 5,000 sq. ft. lot, this property truly stands out. The fully fenced yard provides a private outdoor retreat with ample space for kids, pets, gardening, or summer gatherings. The premium corner lot location enhances curb appeal while offering extra parking options and added openness rarely found in comparable homes. The property comes with a double detached garage, providing secure parking and additional storage space for all your needs. The expansive yard and functional layout combine to deliver both comfort and long-term value. This property offers an unbeatable combination of size, location, and flexibility. A rare opportunity you don't want to miss &mdash; come experience the possibilities this incredible home has to offer. Hurry, call your favorite agent to view this beautiful property.