



**3204 33 Street SE**  
**Calgary, Alberta**

**MLS # A2293157**



**\$399,900**

<b>Division:</b>	Dover		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bi-Level		
<b>Size:</b>	1,123 sq.ft.	<b>Age:</b>	1970 (56 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot, Level, Private, Rectangular Lot, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet	<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>	See Remarks		

**Inclusions:** NA

Open House: Sun Mar 15th 12:00pm - 2:00pm. This charming 1,100 sq. ft. bilevel home offers timeless character, functional space, and excellent potential for families or investors alike. Featuring 3 bedrooms on the main level, 2 full bathrooms, a developed basement, and a double detached garage, this home delivers both comfort and versatility. The main floor welcomes you with a bright and spacious living room highlighted by a cozy wood-burning fireplace, perfect for relaxing evenings. A separate dining area provides the ideal setting for family meals and entertaining guests. The kitchen carries classic charm, complete with a window above the sink overlooking the spacious backyard—a feature many buyers love. A convenient pass-through to the dining room keeps the space connected while still giving the kitchen its own character. The upper level is finished with three generously sized bedrooms and a 5-piece bathroom with double sinks, offering plenty of space for family living. Downstairs, the developed basement expands your living space with a large recreation room and bonus area, along with a den and an additional 3-piece bathroom, making it perfect for a home office, guest area, or entertainment space. Outside, enjoy the large backyard and double detached garage, providing ample room for parking, storage, and outdoor enjoyment. Additional updates include a newer furnace, hot water tank, and updated windows, adding peace of mind while preserving the home’s classic charm. If you’re looking for a solid home with tons of character and room to make it your own, this Dover gem is one you won’t want to miss.