



3331 41 Street SE
Calgary, Alberta

MLS # A2294311



\$489,900

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|------------------|----------------------------------|---------------|-------------------|
| Division: | Dover | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,225 sq.ft. | Age: | 1972 (54 yrs old) |
| Beds: | 4 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.12 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Corner Lot | | |

| | | | |
|--------------------|--|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stucco | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bar, Central Vacuum, Laminate Counters, Open Floorplan | | |

Inclusions: NA

WELL-MAINTAINED BUNGALOW | 4 BED + 2.5 BATH | 1,200+ SQ FT | SEPARATE ENTRANCE | OVERSIZED DOUBLE GARAGE + RV PARKING | 50' x 100' R-CG LOT Welcome to one of the largest bungalows in the area—thoughtfully maintained, nicely updated, and perfectly positioned on a centrally located street in Dover. Just steps from a playground and offering exceptional access to shopping, transit, Foothills Industrial, downtown, and major routes including Deerfoot Trail and Stoney Trail, this home delivers both convenience and lifestyle. The bright, open layout creates a warm and connected living space. A spacious living room and separate dining area are highlighted by large windows that flood the home with natural light. The functional kitchen offers plenty of workspace and keeps you connected to family and guests while preparing meals. The main floor features three generously sized bedrooms, including a primary retreat complete with its own private 2-piece ensuite. A full 4-piece bathroom serves the additional bedrooms. A separate side entrance provides excellent flexibility and leads to the fully developed lower level—an incredible extension of the home. Downstairs you'll find a large recreation space, fourth bedroom, full bathroom, plus unique features like a cold room and wine cellar. Situated on a desirable 50' x 100' R-CG lot, the property also includes an oversized double detached garage and a dedicated RV parking pad—perfect for extra vehicles, storage, or future potential. Whether you're looking to move in, renovate, or invest, this well-cared-for home offers outstanding value and opportunity in a prime location.