



GRASSROOTS
REALTY GROUP

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3403 33 Street SE
Calgary, Alberta

MLS # A2201369



\$461,000

Division:	Dover		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,782 sq.ft.	Age:	1970 (55 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

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

Inclusions: none

Calling all Investors.Developers.Bargain Hunters. COURT SALE - CONER LOT - 50' WIDE LOT - BIG 24 X 26 DOUBLE ATTACHED GARAGE. This charming home, being sold by the Court of Kings Bench, is situated on a spacious corner lot and boasts an oversized double attached garage. With 3 bedrooms and 2 bathrooms, this property offers plenty of space for a growing family or potential rental income. Although in need of some tender loving care, this home presents a great investment opportunity for those willing to put in the work. Don't miss out on the chance to make this diamond in the rough shine again! Book your showing today.