



GRASSROOTS
REALTY GROUP

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3048 33A Street SE
Calgary, Alberta

MLS # A2201694



\$469,900

Division:	Dover		
Type:	Residential/House		
Style:	Bungalow		
Size:	794 sq.ft.	Age:	1971 (54 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Alley Access, Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Rectangular Lot, Treed		

Heating:	Central, High Efficiency, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Metal Siding , Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, Open Floorplan, Stone Counters, Vinyl Windows		

Inclusions: N/A

This fully updated bungalow offers modern style, functionality, and over 1,500 sq. ft. of living space. The bright open-concept living room flows seamlessly into the dining area and a stunning kitchen, featuring ceiling-height cabinetry, quartz countertops, and stainless steel appliances. Step outside to a west-facing backyard featuring a spacious deck, perfect for outdoor entertaining. The main floor boasts stylish laminate flooring throughout, including the primary and second bedroom. A beautifully remodeled full bathroom completes this level. Downstairs, the fully finished basement expands your living space with a large family/rec room, an additional bedroom, half bath, laundry area, and a versatile flex space. Major updates include a new roof, windows, furnace, and washer (all replaced 4 years ago), along with countless modern upgrades—just move in and enjoy! Prime location—walking distance to schools, parks, an off-leash area, and easy access to downtown and shopping.