



# 3412 33 Street Calgary Alberta

\$599,000

FULLY UPDATED ~ GREAT CORNER LOT w/OVERSIDED DOUBLE DETACHED GARAGE ~ GORGEOUS KITCHEN ~ LEGAL SUITE ! Its not often we find a property in an up and coming community...checking so many of our wants/needs criteria at a price point we can actually afford especially with LEGAL SUITE which is a mortgage helper...But this one fits. Welcome to your newly updated home! This 3-bedroom house, located in the upscale and desirable community of Dover, is ready for creating homely memories. Nestled near Valley View park, this property offers both tranquility and convenience. The spacious living room with lots of sun through the vinyl windows, brand new quartz countertops for the kitchen and stainless steel appliance package make it a dream, and three cozy bedrooms up and one in the LEGAL basement suite and bold washroom design, provide endless possibilities for your lifestyle and customization. Step outside to a generous backyard, perfect for your landscaping ideas and outdoor enjoyment. The property also features an oversized double garage, providing ample space for your vehicles and storage needs. Enjoy the convenience of living close to schools, transit, and shopping centres. This house is not just a home but a lifestyle, offering the perfect balance of comfort and affordability. Don't miss the chance to own this dream home in the heart of Dover. Schedule a viewing today and make it yours ! \*Basement Legal suite is currently generating \$1450/month and pay 40% of utilities\* (id:6769)

Living room 18.50 Ft x 14.33 Ft  
 Kitchen 10.50 Ft x 8.42 Ft  
 3pc Bathroom 9.58 Ft x 6.83 Ft  
 Bedroom 21.92 Ft x 11.00 Ft  
 Laundry room 7.50 Ft x 4.17 Ft  
 Kitchen 10.42 Ft x 7.50 Ft

Dining room 10.42 Ft x 8.75 Ft  
 Living room 16.08 Ft x 12.33 Ft  
 Bedroom 11.42 Ft x 8.92 Ft  
 Bedroom 9.00 Ft x 8.92 Ft  
 4pc Bathroom 10.42 Ft x 4.92 Ft  
 Primary Bedroom 11.58 Ft x 11.42 Ft

Listing Presented By:



Originally Listed by:  
eXp Realty



See

**Mirror**

100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
arobinson@cirrealty.ca