



## 3212 33 Street Calgary Alberta

\$475,000

Don't miss your chance to own this fully upgraded Bi-Level on a large lot with 2 decks. The main floor has a great eat in kitchen and large living room, 2 bedrooms plus an additional flex room with its own private entrance that could be a 3rd bedroom, private retreat or whatever suits your needs! The main floor is completed with an updated 4 pc bathroom, hardwood floors and recent paint refresh. The fully developed basement has a large rec room, another bedroom, 3 piece bath, laundry and a great storage space. There is a spacious yard with room for a garage, offering plenty of parking on the parking pad as well as ample street parking. Dover is located with quick access to key routes like Deerfoot, Peigan Tr, 17 Ave, Stoney as well as public transit options, schools and shopping. Contact your favorite agent and book a showing today! (id:6769)

Recreational, Games room 23.92 Ft x 9.50 Ft

Laundry room 4.33 Ft x 2.92 Ft

Furnace 5.33 Ft x 4.92 Ft

Storage 10.25 Ft x 5.67 Ft

3pc Bathroom .00 Ft x .00 Ft

Bedroom 10.58 Ft x 9.33 Ft

Other 13.58 Ft x 9.92 Ft

Living room 15.42 Ft x 14.92 Ft

Other 14.92 Ft x 11.50 Ft

Primary Bedroom 11.50 Ft x 9.92 Ft

Bedroom 9.92 Ft x 8.92 Ft

4pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



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**RE/MAX**

**RE/MAX REAL ESTATE  
(CENTRAL)**

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