



3436 33A Avenue Calgary Alberta

\$449,900

Welcome to this well-maintained and spacious Bi-Level home nestled in the heart of Dover and up for sale for the first time ever! Dover is a central Calgary community surrounded by schools, parks, playgrounds, and offering quick access to both downtown and Stoney Trail. Situated on a quiet street, this R-CG zoned detached home features almost 900 sq ft on the main level and boasts an unbeatable combination of space, value, and potential. The main floor offers a large, bright living room, dining area, updated kitchen, two generously sized bedrooms, and a 4-piece bathroom. The home has also seen several updates, and pride of ownership is apparent throughout the home. The partially finished basement includes two additional bedrooms, a mechanical/laundry room with extra storage and room to develop an additional bathroom and or living room. This layout lends itself well to future income potential, making it a fantastic opportunity for investors or multi-generational living. Outside, the oversized lot offers plenty of green space for gardening, entertaining, or adding a garage or additional parking. Ample parking is available via street access and a large RV pad in the backyard. Whether you're a growing family, a first-time buyer, or an investor looking for a turn-key rental opportunity, this home checks all the boxes. Just steps from schools, public transit, parks, and restaurants -- and only 15 minutes from downtown Calgary -- this is an incredible chance to own in an established, well-connected neighborhood. Opportunities like this don't last -- book your private showing today! (id:6769)

Living room 14.08 Ft x 11.33 Ft
Kitchen 11.17 Ft x 16.67 Ft
Bedroom 11.08 Ft x 8.00 Ft

Primary Bedroom 10.75 Ft x 11.50 Ft
4pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



Originally Listed by:
Real Broker

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(CENTRAL)

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