



## 3240 33A Avenue Calgary Alberta

\$475,000

Fully developed bi-level home in a quiet Dover location, fronting a beautiful tree-lined walking and biking path. This detached property features a bright South-facing backyard. Walking distance to parks, schools, and the community waterpark, with quick access to Deerfoot Trail and downtown. The main floor offers a spacious living room with a skylight, a functional kitchen with dark wood cabinets, stainless steel appliances, and space for dining. There are three bedrooms on the main level, along with a fully updated 4-piece bathroom featuring a soaker tub and full tile surround. This move-in ready home offers a total of four bedrooms and two full bathrooms. Durable laminate, vinyl, and tile flooring span most of the home, with carpet only in the basement bedroom. The finished basement includes a large recreation room, fourth bedroom, 3-piece bath, laundry area, and ample storage. Outside, enjoy a sunny South-facing backyard with a concrete patio, fire pit, full fencing, single detached garage, and two additional parking stalls. (id:6769)

3pc Bathroom 6.50 Ft x 6.00 Ft

Bedroom 10.50 Ft x 8.58 Ft

Recreational, Games room 23.75 Ft x 12.50 Ft

Furnace 12.83 Ft x 5.92 Ft

4pc Bathroom 8.25 Ft x 5.08 Ft

Bedroom 9.83 Ft x 9.25 Ft

Bedroom 9.92 Ft x 8.00 Ft

Dining room 6.42 Ft x 16.25 Ft

Kitchen 10.00 Ft x 9.50 Ft

Living room 8.67 Ft x 16.25 Ft

Primary Bedroom 11.67 Ft x 9.25 Ft

Listing Presented By:



Originally Listed by:  
PropZap Realty



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca