

# \$461,000 - 3403 33 Street Se, Calgary

MLS® #A2201369

**\$461,000**

3 Bedroom, 2.00 Bathroom, 1,782 sqft

Residential on 0.12 Acres

Dover, Calgary, Alberta

Calling all Investors.Developers.Bargain Hunters. COURT SALE - CONER LOT - 50' WIDE LOT - BIG 24 X 26 DOUBLE ATTACHED GARAGE. This charming home, being sold by the Court of Kings Bench, is situated on a spacious corner lot and boasts an oversized double attached garage. With 3 bedrooms and 2 bathrooms, this property offers plenty of space for a growing family or potential rental income. Although in need of some tender loving care, this home presents a great investment opportunity for those willing to put in the work. Don't miss out on the chance to make this diamond in the rough shine again! Book your showing today.

Built in 1970

## Essential Information

MLS® #	A2201369
Price	\$461,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,782
Acres	0.12
Year Built	1970
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active



## Community Information

Address	3403 33 Street Se
Subdivision	Dover
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 0V7

## Amenities

Parking Spaces	6
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Built-in Features
Appliances	None
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	None
Lot Description	Back Lane, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	March 11th, 2025
Days on Market	45
Zoning	R-CG

## Listing Details

Listing Office	LPT Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.