

# \$489,900 - 3036 33a Street Se, Calgary

MLS® #A2243666

**\$489,900**

4 Bedroom, 2.00 Bathroom, 959 sqft

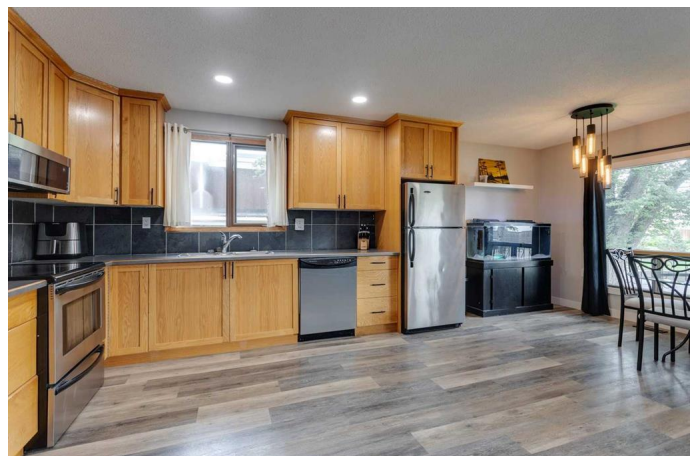
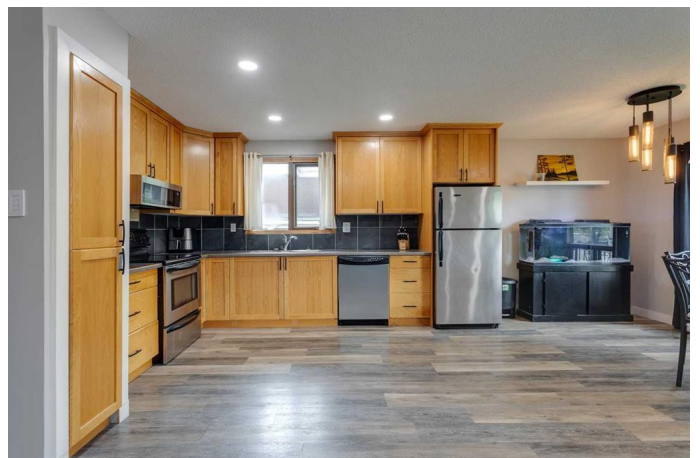
Residential on 0.11 Acres

Dover, Calgary, Alberta

Explore this exceptional investment property, perfectly positioned for convenience near downtown, schools, shopping, and public transit. Upstairs, the main living area features a stylish open-concept kitchen, a cozy dining nook, and a spacious family room bathed in natural light. It also includes two generous bedrooms, convenient laundry facilities, and a 4-piece bathroom. The lower level, currently configured as an illegal suite, offers flexible living arrangements and is complete with a separate entrance, a fully equipped kitchen, two roomy bedrooms, a bathroom, and its own laundry. This home has undergone recent renovations. The main level includes all-new flooring (including subfloor), doors, trim, blown-in insulation, an upgraded bath fan, a new microwave, fresh paint, and smart LED lighting (Alexa and Siri capable). The lower level also benefits from fresh updates, including new floors, carpet, underlay, trim, doors, and an upgraded bath fan. The exterior boasts mature trees, a dedicated garden space, and a single-car garage. A key highlight: both current tenants are exceptional and very accommodating. This is an ideal, turn-key addition to your real estate investment portfolio. Contact us today to schedule your private tour.

Built in 1971

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2243666    |
| Price          | \$489,900   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 959         |
| Acres          | 0.11        |
| Year Built     | 1971        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 3036 33a Street Se |
| Subdivision | Dover              |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T2B 0W2            |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Kitchen Island                                                                                |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                          |
| Cooling           | None                                                                                                             |
| Has Basement      | Yes                                                                                                              |
| Basement          | Finished, Full, Exterior Entry, Suite                                                                            |

### Exterior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Exterior Features | Garden, Private Yard, Storage                                    |
| Lot Description   | Back Lane, Back Yard, Garden, Low Maintenance Landscape, Private |
| Roof              | Asphalt Shingle                                                  |

|              |                           |
|--------------|---------------------------|
| Construction | Stone, Stucco, Wood Frame |
| Foundation   | Poured Concrete           |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 27th, 2025 |
| Days on Market | 89              |
| Zoning         | R-CG            |

**Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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