# \$460,000 - 3111 33 Street Se, Calgary

MLS® #A2236198

## \$460,000

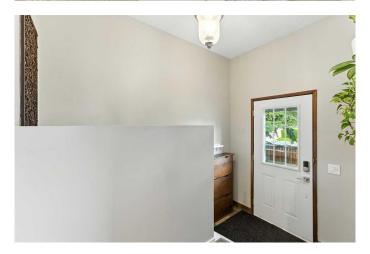
3 Bedroom, 2.00 Bathroom, 776 sqft Residential on 0.14 Acres

Dover, Calgary, Alberta

Beautifully situated on a large corner lot that sides onto a green belt and walking pathway, this move-in-ready bungalow offers peaceful surroundings, thoughtful updates and a lifestyle that blends indoor comfort with outdoor charm. The inviting front yard is fenced and landscaped, perfect for kids or pets, while the south-facing backyard provides space to unwind on the expansive deck or tinker in the oversized double garage. Mature trees and lush green views enhance the sense of privacy and serenity, and the pathway right beside the home leads to nearby parks, greenspaces, and schools, ideal for morning strolls, bike rides or dog walks. Inside, the bright main level welcomes you with gleaming laminate flooring and a large picture window that frames the mature tree views. A dedicated dining area opens into a sleek updated kitchen featuring full-height cabinetry, stainless steel appliances and plenty of prep space for daily meals or weekend hosting. Two spacious bedrooms and a refreshed four-piece bathroom complete the upper level. The professionally finished basement adds even more flexibility, with a cozy family room, a 3rd bedroom, updated 3-piece bathroom and a smart office nook for remote work, study or creative pursuits. With transit, shops and restaurants just minutes away on International Avenue and playgrounds, schools and greenspaces within easy walking distance, this home is a complete package for comfort, convenience and connection to community







### **Essential Information**

MLS® # A2236198 Price \$460,000

Bedrooms 3
Bathrooms 2.00
Full Baths 2
Square Footage 776
Acres 0.14
Year Built 1970

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

# **Community Information**

Address 3111 33 Street Se

Subdivision Dover
City Calgary
County Calgary
Province Alberta
Postal Code T2B 0V3

#### **Amenities**

Parking Spaces 2

Parking Double Garage Detached, Oversized

# of Garages 2

#### Interior

Interior Features Open Floorplan, Soaking Tub, Storage

Appliances Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator,

Washer/Dryer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Private Yard

Lot Description Back Lane, Back Yard, Backs on to Park/Green Space, Landscaped,

Lawn, Low Maintenance Landscape

Roof Asphalt Shingle

Construction Stucco, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed July 2nd, 2025

Days on Market 3

Zoning R-CG

# **Listing Details**

Listing Office Century 21 Bamber Realty LTD.

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