

# \$449,900 - 3436 33a Avenue Se, Calgary

MLS® #A2228049

**\$449,900**

2 Bedroom, 1.00 Bathroom, 833 sqft

Residential on 0.01 Acres

Dover, Calgary, Alberta

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!

Built in 1970

**Essential Information**

MLS® #	A2228049
Price	\$449,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	833
Acres	0.01
Year Built	1970
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

**Community Information**

Address	3436 33a Avenue Se
Subdivision	Dover
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 0K4

**Amenities**

Parking Spaces	2
Parking	Parking Pad

**Interior**

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, See Remarks
Appliances	Electric Stove, Refrigerator, See Remarks
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Partial, Partially Finished

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 6th, 2025
Days on Market	11
Zoning	R-CG

## Listing Details

Listing Office	Real Broker
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