

# \$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



Built in 1970

## 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	2
Zoning	R-CG

### **Listing Details**

Listing Office	Century 21 Bamber Realty LTD.
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