

3511 33 Street SE
Calgary, Alberta

MLS # A2161198



\$499,900

Division:	Dover		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,094 sq.ft.	Age:	1975 (49 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Driveway, Garage Door Opener, Garage		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Fruit Trees/Shrub(s), Lawn, Low Maintenance		

Heating:	Fireplace(s), Forced Air, Natural Gas, Wood	Water:	-
Floors:	Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Pantry, Recessed Lighting		

Inclusions: Fridge, Stove, Hood Fan, Microwave, Built-In Dishwasher, Washer, Dryer, Central Vacuum & All Attachments, All Window Coverings, Garage Control & Remote, Garage Shelving & Cabinets.

You'll Be Asking Yourself "HAVE I JUST BEEN SHOT WITH CUPID'S ARROW?" Because it will be LOVE AT FIRST SIGHT! Location is only the FIRST thing that will make you FALL IN LOVE with this property! Located in the highly sought after community of Dover. This home is close to schools, Parks & Shopping, just to name a few. Quick access to Deerfoot, making this property an easy commute everywhere! The SECOND thing that will make you fall in love with this renovated 4-LEVEL SPLIT Home, is the 5 Bedrooms, 2 $\frac{1}{2}$ Baths, and ALL THE LIVING SPACE YOU HAVE BEEN SEARCHING FOR! ENOUGH ROOM For Even THE LARGEST OF FAMILIES to have their own space. Not only is there a living room on the main floor, but TWO ADDITIONAL FAMILY ROOMS on the 2 Lower Levels! Some of the UPDATES within the past few years are, BRAND NEW KITCHEN featuring a custom island with HAND CRAFTED BUTCHER-BLOCK COUNTERTOPS, New Cupboards & Appliances, LED Recessed Lighting AND a Fantastic Walk-Into Pantry! Both 4-piece bathrooms are nicely renovated. Fresh paint & flooring throughout the home! New windows on the above grade levels. Updated electrical & plumbing! No need to use any of the rooms for storage! There is a 36" high crawl space under the first lower level for all of your storage needs! How smart is that?! The fenced backyard has low-maintenance landscaping, giving you the time to enjoy the firepit area & entertain your friends & family. Great for pets. The outdoor kitchen area is set up for family BBQ's & IT'S COVERED! Great for year-round BBQ'ing! Not only is there an Oversized Detached Double garage that is insulated, drywalled, wired, heated & 220 wired, with workshop space, this property also has an additional parking pad beside the garage AND RV PARKING! No More RV Storage

Fees! The THIRD thing that will make you FALL IN LOVE is THE PRICE! AFFORDABLE HOME OWNERSHIP is WITHIN YOUR GRASP!!! This property offers so much for its new loving family. It is a MUST-SEE PROPERTY! "Home Is Where Your Story Begins" & your Story Begins RIGHT HERE!