

3252 33A Avenue SE  
Calgary, Alberta

MLS # A2164687



## \$529,900

<b>Division:</b>	Dover		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	849 sq.ft.	<b>Age:</b>	1970 (54 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	RV Access/Parking, Single Garage Detached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Lawn, Low Maintenance Landscape, Inter		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Storage		

**Inclusions:** N/A

Charming 4-Bedroom Home with Modern Updates &ndash; Ideal for First-Time Home Buyers and Investors! Welcome to this beautifully updated 4-bedroom, 2-bathroom home, featuring an illegal suite, detached single garage, and RV parking space. This charming property is sure to impress with its modern updates and thoughtful design. Step into an inviting kitchen boasting sleek quartz countertops, stainless steel appliances, and under-cabinet lighting. The entire floor is adorned with durable LVP flooring, while a stunning tiled electric fireplace serves as the centerpiece of the cozy living room. The upper level also includes 2 spacious bedrooms and a lovely 4-piece bathroom. The lower level features a shared laundry space conveniently located by the stairs. This area includes 2 additional rooms, a functional and tidy kitchen space, a large living room, and another well-appointed 4-piece bathroom. This wonderful home is perfect for first-time home buyers looking for a move-in ready property, as well as investors seeking a valuable addition to their portfolio. Don't miss out on this fantastic opportunity! Dover, Calgary, is a vibrant and welcoming community offering excellent amenities, easy access to downtown, and a variety of housing options. With its friendly atmosphere, abundant parks, and natural beauty, it's perfect for families and first-time homebuyers. The area's affordability, combined with ongoing development, makes it a smart investment for the future. Enjoy a high quality of life in a community that feels like home.