

# \$469,900 - 3048 33a Street Se, Calgary

MLS® #A2201694

**\$469,900**

3 Bedroom, 2.00 Bathroom, 794 sqft

Residential on 0.11 Acres

Dover, Calgary, Alberta

This fully updated bungalow offers modern style, functionality, and over 1,500 sq. ft. of living space. The bright open-concept living room flows seamlessly into the dining area and a stunning kitchen, featuring ceiling-height cabinetry, quartz countertops, and stainless steel appliances. Step outside to a west-facing backyard featuring a spacious deck, perfect for outdoor entertaining.

The main floor boasts stylish laminate flooring throughout, including the primary and second bedroom. A beautifully remodeled full bathroom completes this level.

Downstairs, the fully finished basement expands your living space with a large family/rec room, an additional bedroom, half bath, laundry area, and a versatile flex space.

Major updates include a new roof, windows, furnace, and washer (all replaced 4 years ago), along with countless modern upgrades—just move in and enjoy!

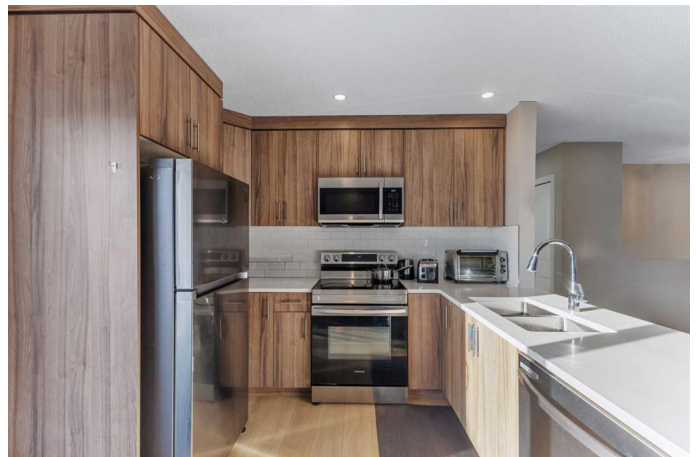
Prime location—walking distance to schools, parks, an off-leash area, and easy access to downtown and shopping.

Built in 1971

## Essential Information

MLS® #

A2201694



|                |             |
|----------------|-------------|
| Price          | \$469,900   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 794         |
| Acres          | 0.11        |
| Year Built     | 1971        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 3048 33a Street Se |
| Subdivision | Dover              |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T2B 0W2            |

### Amenities

|                |                           |
|----------------|---------------------------|
| Parking Spaces | 2                         |
| Parking        | Alley Access, Parking Pad |

### Interior

|                   |                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, Open Floorplan, Vinyl Windows, Stone Counters                                         |
| Appliances        | Dishwasher, Dryer, Freezer, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Electric Oven |
| Heating           | Central, Natural Gas, High Efficiency                                                                 |
| Cooling           | None                                                                                                  |
| Fireplace         | Yes                                                                                                   |
| # of Fireplaces   | 1                                                                                                     |
| Fireplaces        | Wood Burning                                                                                          |
| Has Basement      | Yes                                                                                                   |
| Basement          | Finished, Full                                                                                        |

### Exterior

|                   |                                          |
|-------------------|------------------------------------------|
| Exterior Features | Private Entrance, Private Yard, Fire Pit |
|-------------------|------------------------------------------|

|                 |                                                          |
|-----------------|----------------------------------------------------------|
| Lot Description | Back Lane, Back Yard, Front Yard, Rectangular Lot, Treed |
| Roof            | Asphalt Shingle                                          |
| Construction    | Metal Siding, Wood Frame                                 |
| Foundation      | Poured Concrete                                          |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 13th, 2025 |
| Days on Market | 54               |
| Zoning         | R-C1             |

**Listing Details**

|                |           |
|----------------|-----------|
| Listing Office | 2% Realty |
|----------------|-----------|

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