

# \$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 | 3              |
| Zoning         | R-CG           |

### **Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.