

3048 33A Street SE
Calgary, Alberta

MLS # A2201694



\$489,000

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|------------------|--|---------------|-------------------|
| Division: | Dover | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 794 sq.ft. | Age: | 1971 (54 yrs old) |
| Beds: | 3 | Baths: | 1 full / 1 half |
| Garage: | Alley Access, Off Street, Parking Pad | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Rectangular Lot, Treed | | |

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|--------------------|---|-------------------|------|
| Heating: | Central, High Efficiency, Natural Gas | Water: | - |
| Floors: | Carpet, Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Metal Siding , Wood Frame | Zoning: | R-C1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | No Animal Home, Open Floorplan, Stone Counters, Vinyl Windows | | |

Inclusions: N/A

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.