

# \$475,000 - 3240 33a Avenue Se, Calgary

---

MLS® #A2240929

**\$475,000**

4 Bedroom, 2.00 Bathroom, 865 sqft

Residential on 0.11 Acres

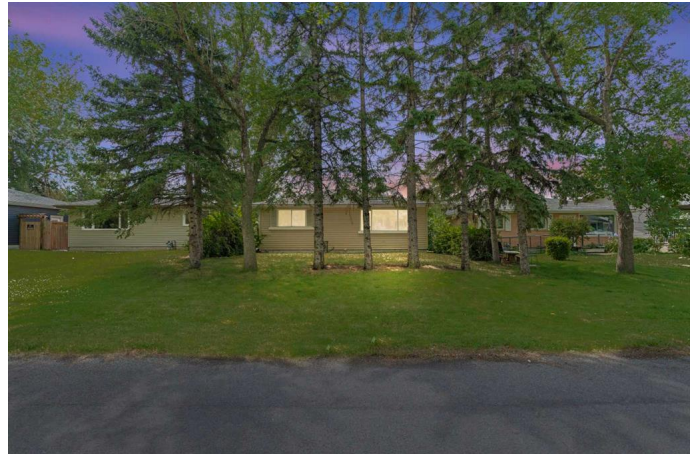
Dover, Calgary, Alberta

Fully developed bi-level home in a quiet Dover location, fronting a beautiful tree-lined walking and biking path. This detached property features a bright South-facing backyard.

Walking distance to parks, schools, and the community waterpark, with quick access to Deerfoot Trail and downtown.

The main floor offers a spacious living room with a skylight, a functional kitchen with dark wood cabinets, stainless steel appliances, and space for dining. There are three bedrooms on the main level, along with a fully updated 4-piece bathroom featuring a soaker tub and full tile surround. This move-in ready home offers a total of four bedrooms and two full bathrooms. Durable laminate, vinyl, and tile flooring span most of the home, with carpet only in the basement bedroom.

The finished basement includes a large recreation room, fourth bedroom, 3-piece bath, laundry area, and ample storage. Outside, enjoy a sunny South-facing backyard with a concrete patio, fire pit, full fencing, single detached garage, and two additional parking stalls.



Built in 1970

## Essential Information

MLS® #                      A2240929

Price                        \$475,000

|                |             |
|----------------|-------------|
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 865         |
| Acres          | 0.11        |
| Year Built     | 1970        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 3240 33a Avenue Se |
| Subdivision | Dover              |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T2B 0K3            |

### Amenities

|                |                               |
|----------------|-------------------------------|
| Parking Spaces | 3                             |
| Parking        | Single Garage Detached, Stall |
| # of Garages   | 3                             |

### Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers                                                                             |
| Appliances        | Dryer, Electric Stove, Garage Control(s), Humidifier, Refrigerator, Washer, Wine Refrigerator |
| Heating           | Forced Air                                                                                    |
| Cooling           | None                                                                                          |
| Has Basement      | Yes                                                                                           |
| Basement          | Finished, Full                                                                                |

### Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior Features | Fire Pit                               |
| Lot Description   | Back Lane, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                        |
| Construction      | Vinyl Siding                           |
| Foundation        | Poured Concrete                        |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 17th, 2025 |
| Days on Market | 63              |
| Zoning         | R-CG            |

**Listing Details**

|                |                |
|----------------|----------------|
| Listing Office | PropZap Realty |
|----------------|----------------|

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.