

**3403 33 Street SE**  
**Calgary, Alberta**

**MLS # A2201369**



**\$461,000**

<b>Division:</b>	Dover		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,782 sq.ft.	<b>Age:</b>	1970 (55 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Rectangular Lot		

**Heating:** Forced Air

**Floors:** Carpet, Ceramic Tile, Hardwood

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Vinyl Siding

**Foundation:** Poured Concrete

**Features:** Built-in Features

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

**Inclusions:** none

Calling all Investors.Developers.Bargain Hunters. COURT SALE - CONER LOT - 50' WIDE LOT - BIG 24 X 26 DOUBLE ATTACHED GARAGE. This charming home, being sold by the Court of Kings Bench, is situated on a spacious corner lot and boasts an oversized double attached garage. With 3 bedrooms and 2 bathrooms, this property offers plenty of space for a growing family or potential rental income. Although in need of some tender loving care, this home presents a great investment opportunity for those willing to put in the work. Don't miss out on the chance to make this diamond in the rough shine again! Book your showing today.