

**3048 33A Street SE**  
**Calgary, Alberta**

**MLS # A2201694**



**\$489,000**

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

<b>Heating:</b>	Central, High Efficiency, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Metal Siding , Wood Frame	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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.