



3504 33 Street SE
Calgary, Alberta

MLS # A2327827



\$610,000

Division:	Dover		
Type:	Residential/House		
Style:	Bi-Level		
Size:	999 sq.ft.	Age:	1973 (53 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Additional Parking, Alley Access, Double Garage Detached, Heated Garage, (
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Garden, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RC-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Open Floorplan, See Remarks, Separate Entrance, Storage		

Inclusions: N/A

Welcome to this newly updated bi-level in Dover, offering flexibility for investors, multi-generational families, or buyers looking for a mortgage helper. Situated on a large corner lot on a quiet, family-friendly street, this property combines functional living space with excellent income potential. The main entrance opens into a spacious split foyer with separate interior doors leading to the upper and lower levels, offering flexibility for those looking to create additional privacy between living spaces while still functioning seamlessly as a single-family home. The upper level features 3 bedrooms, 1.5 bathrooms, a bright living room, a spacious kitchen and dining area, and its own laundry. The lower level offers an additional 2 bedrooms, 1 bathroom, a full kitchen, a comfortable living room, and its own separate laundry, making it well suited for extended family or rental use. Outside, you'll find a fully fenced backyard with plenty of space for entertaining, kids, pets, or gardening, along with a storage shed for your outdoor tools and seasonal equipment. The heated double detached garage provides secure parking, additional storage, and year-round convenience, making the outdoor space as practical as it is functional. Located on a quiet, family-friendly street close to schools, parks, shopping, public transit, and major roadways, this home offers an excellent opportunity to live in one level while generating rental income from the other, or to add a versatile property to your investment portfolio. Whether you're looking for a home with built-in income potential or a well-maintained investment in an established community, this updated property is one you won't want to miss.