



GRASSROOTS
REALTY GROUP

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3331 41 Street SE
Calgary, Alberta

MLS # A2335227



\$649,900

Division:	Dover		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,225 sq.ft.	Age:	1972 (54 yrs old)
Beds:	6	Baths:	3
Garage:	Double Garage Detached, Off Street, Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn,		

Heating:	Central	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance		

Inclusions: N/A

Welcome to this beautifully renovated bungalow, perfectly positioned on a prime corner lot in the established community of Dover. Offering 1,225 SQ FT above grade and a total of 6 bedrooms, this home is ideal for large families, multi-generational living, or savvy investors seeking strong rental potential. Step inside to a bright, modern open-concept layout featuring a massive kitchen island, sleek cabinetry, and high-end finishes throughout—perfect for entertaining or everyday living. The spacious living and dining areas are flooded with natural light from oversized windows, creating a warm and inviting atmosphere. The main floor offers 3 generously sized bedrooms, including a well-appointed primary suite, along with beautifully updated bathrooms showcasing contemporary design and quality craftsmanship. The fully developed illegal basement suite features 3 large bedrooms, a full bathroom, separate laundry, and a separate entrance. Complete with its own full kitchen and island, this level offers excellent flexibility for extended family or potential rental income. Outside, the corner lot provides added privacy and curb appeal, while the double detached garage offers ample parking and storage. Located just steps from a school, parks, and playgrounds, and with quick access to major routes, shopping, and downtown, this home delivers both convenience and lifestyle. A rare opportunity to own a turn-key, fully renovated bungalow with exceptional space, style, and income potential in a well-connected Calgary neighborhood.