

# \$461,000 - 3403 33 Street Se, Calgary

MLS® #A2201369

**\$461,000**

3 Bedroom, 2.00 Bathroom, 1,782 sqft

Residential on 0.12 Acres

Dover, Calgary, Alberta

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.

Built in 1970

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2201369    |
| Price          | \$461,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,782       |
| Acres          | 0.12        |
| Year Built     | 1970        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |



## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 3403 33 Street Se |
| Subdivision | Dover             |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2B 0V7           |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 6                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                   |
|-------------------|-------------------|
| Interior Features | Built-in Features |
| Appliances        | None              |
| Heating           | Forced Air        |
| Cooling           | None              |
| Has Basement      | Yes               |
| Basement          | Finished, Full    |

## Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | None                       |
| Lot Description   | Back Lane, Rectangular Lot |
| Roof              | Asphalt Shingle            |
| Construction      | Vinyl Siding               |
| Foundation        | Poured Concrete            |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 11th, 2025 |
| Days on Market | 64               |
| Zoning         | R-CG             |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | LPT Realty |
|----------------|------------|

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