3504 33 Street SE

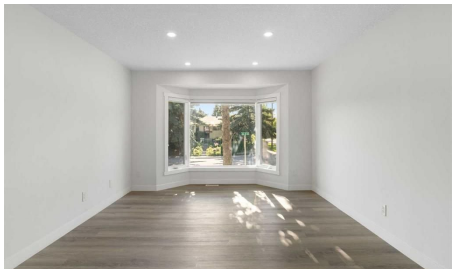
Calgary | Active | MLS® A2357138

$584,900









Bedrooms	Bathrooms	Year Built	Living area
4	**3**	**1973**	**998.85 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Real Broker

A closer look

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.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2357138
Bedrooms	4
Bathrooms	3
Year Built	1973
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale

Suite:	Yes
Num Legal Suites:	0
Num Illegal Suites:	1
Home Style:	Bi-Level
Total Living Area:	998.85 sq. ft.
Acreage:	No
Lot Area:	5,360 sq. ft.
Lot Frontage:	33'5¾"
Front Exposure:	West
Unit Exposure:	West
Levels:	Bi-Level
Total Rooms Above Grade:	5
Year built:	1973 (Age: 53)
Bedrooms:	4 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	2
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	117LK
Heating:	Forced Air
Basement:	Full, Finished, Walk Up
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	House

Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Vinyl Plank
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Additional Parking, Alley Access, Double Garage Detached, Heated Garage, Off Street, Parking Pad
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Laundry Room, Lower Level, Main Level, Multiple Locations, See Remarks, Upper Level
City Quadrant:	Southeast
Community:	Dover
Appliances:	Dishwasher, Electric Range, Garage Control(s), Range Hood, Refrigerator, See Remarks, Washer/Dryer
Inclusions:	N/A
Restrictions:	Restrictive Covenant
Main Floor	Bedroom · 11'2" × 11'2" ·
Main Floor	Bedroom · 10'1" × 8'7" ·
Main Floor	Foyer · 8'3" × 7'3" ·
Main Floor	Kitchen · 10'7" × 10'4" ·
Main Floor	Living Room · 18'9" × 16'2" ·
Basement	Bedroom · 11'4" × 10'7" ·
Basement	Bedroom · 10'11" × 10'2" ·
Basement	Kitchen · 12'10" × 9' ·

Basement	Game Room · 16'11" × 15'1" ·
Basement	Furnace/Utility Room · 9'1" × 7' ·
Title to Land:	Fee Simple
Community Features:	None, Park, Schools Nearby, Street Lights
Interior Features:	Built-in Features, Closet Organizers, Open Floorplan, See Remarks, Separate Entrance, Storage
Exterior Features:	Other, Private Yard, Storage
Patio And Porch Features:	See Remarks
Lot Features:	Back Yard, Corner Lot, Front Yard, Garden, Low Maintenance Landscape
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone E
Zoning:	RC-G
Listed Date:	Nov 05, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/3504-33-street-se-calgary-a2357138/

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