

# \$569,900 - 3224 41 Street Se, Calgary

MLS® #A2264185

**\$569,900**

5 Bedroom, 2.00 Bathroom, 913 sqft

Residential on 0.14 Acres

Dover, Calgary, Alberta

Welcome to 3224 41 Street SE, a well-maintained bungalow located on a corner lot in the established community of Dover. This property offers a total of five bedrooms and features a City of Calgary approved Legal Secondary Suite, providing flexibility for extended family living or an additional source of rental income.

The main floor offers approximately 912.5 sq.ft. of living space, including three bedrooms, a full bathroom, a functional kitchen, and a bright living area. The lower level is a legal secondary suite that includes two bedrooms, a separate kitchen, a full bathroom, in-suite laundry, and a private side entrance completely separate from the main floor, offering added privacy and convenience.

Situated on a corner lot, the property benefits from additional street exposure, easier access, and extra on-street parking. It also includes a detached garage measuring approximately 25 ft Ã— 23.4 ft, providing ample space for vehicles or storage, along with an additional parking pad suitable for RV or extra parking.

Located within walking distance to West Dover School and St. Damien School, and just minutes to Valleyview Park, Marlborough Mall, and the International Avenue (17 Ave SE) shopping and dining corridor, this home provides everyday convenience in a well-connected southeast location. Quick



access to Deerfoot Trail and Peigan Trail  
ensures easy commuting throughout the city.

Built in 1970

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2264185    |
| Price          | \$569,900   |
| Bedrooms       | 5           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 913         |
| Acres          | 0.14        |
| Year Built     | 1970        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 3224 41 Street Se |
| Subdivision | Dover             |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2B 1E5           |

**Amenities**

|                |                                    |
|----------------|------------------------------------|
| Parking Spaces | 4                                  |
| Parking        | Double Garage Detached, Off Street |
| # of Garages   | 2                                  |

**Interior**

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | Open Floorplan                                                     |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                                         |
| Cooling           | None                                                               |
| Has Basement      | Yes                                                                |
| Basement          | Full                                                               |

**Exterior**

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | Other                      |
| Lot Description   | Back Lane, Back Yard, Lawn |
| Roof              | Asphalt Shingle            |
| Construction      | Wood Siding                |
| Foundation        | Poured Concrete            |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 15th, 2025 |
| Days on Market | 25                 |
| Zoning         | R-CG               |

**Listing Details**

|                |                 |
|----------------|-----------------|
| Listing Office | TrustPro Realty |
|----------------|-----------------|

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