

\$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 — 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	22
Zoning	R-CG

Listing Details

Listing Office	TrustPro Realty
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