

# \$495,000 - 3431 30a Avenue Se, Calgary

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MLS® #A2216824

**\$495,000**

4 Bedroom, 2.00 Bathroom, 893 sqft

Residential on 0.11 Acres

Dover, Calgary, Alberta

Perfect for first-time buyers or savvy investors, this well-kept bungalow offers incredible flexibility in an established neighbourhood. Just minutes from downtown, shopping, schools, transit, and recreation like swimming pools and tennis courts, the location couldn't be better. The main floor features three bright and spacious bedrooms, a full 4-piece bathroom, and a large kitchen with direct access to a cozy front balcony—great for morning coffee or evening chats. The basement has a separate entrance and is set up with its own kitchen, large family room, a huge bedroom with an egress window, space for a home office or gym, and a 3-piece bathroom. Whether you use it as an independent space for family or as a rental, the setup offers lots of possibilities. You'll also love the oversized single garage with newer roof, overhead door and opener, and two additional outdoor parking stalls—plenty of room for guests, or even an RV. This is a smart and affordable choice for homeowners and investors alike. Don't miss your chance—book your private showing today!

Built in 1970

## Essential Information

MLS® #                   A2216824

Price                     \$495,000



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	893
Acres	0.11
Year Built	1970
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	3431 30a Avenue Se
Subdivision	Dover
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 0H7

### Amenities

Parking Spaces	3
Parking	Parking Pad, RV Carport, Single Garage Detached
# of Garages	1

### Interior

Interior Features	Ceiling Fan(s), Separate Entrance, Storage
Appliances	Electric Cooktop, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Balcony, Private Entrance, Storage
Lot Description	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 8th, 2025
Days on Market	74
Zoning	R-CG

**Listing Details**

Listing Office	eXp Realty
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