

# \$488,000 - 3431 30a Avenue Se, Calgary

MLS® #A2259290

**\$488,000**

4 Bedroom, 2.00 Bathroom, 893 sqft

Residential on 0.11 Acres

Dover, Calgary, Alberta

A perfect opportunity for private owners, a developer, or investor! This family ready bungalow is flooded with light and offers incredible flexibility in a prime, established neighbourhood. Just minutes from downtown, shopping, schools, transit, and recreation—including swimming pools and tennis courts—the location truly can't be beat.

The main floor features three bright bedrooms, a full 4-piece bathroom, and a large kitchen with direct access to a cozy front balcony—ideal for morning coffee or evening conversations.

The basement, with its own separate entrance, includes a spacious family room, a huge bedroom with egress window, a 3-piece bathroom, plus extra space perfect for a home office or gym. Whether for extended family or additional income, the setup provides endless possibilities.

Outside, you'll find an oversized single garage with a newer roof, overhead door, and opener, plus two extra parking stalls—plenty of space for guests or even an RV.

Smart, affordable, and versatile—this home is a standout opportunity for homeowners and investors alike. Book your private showing today!

Built in 1970

## Essential Information



MLS® #	A2259290
Price	\$488,000
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 Access/Parking, Single Garage Detached
# of Garages	1

### Interior

Interior Features	Ceiling Fan(s), Separate Entrance, Storage
Appliances	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, Greenbelt
Roof	Asphalt Shingle

Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	September 25th, 2025
Days on Market	27
Zoning	R-CG

### **Listing Details**

Listing Office	eXp Realty
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