

3431 30A Avenue SE
Calgary, Alberta

MLS # A2216824



\$495,000

Division:	Dover		
Type:	Residential/House		
Style:	Bungalow		
Size:	893 sq.ft.	Age:	1970 (55 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad, RV Carport, Single Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Separate Entrance, Storage		

Inclusions: Garden shed, Dog house (mini shed), Fridge In Basement Storage Room

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!