

3057 30A Street SE
Calgary, Alberta

MLS # A2217390



\$475,000

Division:	Dover		
Type:	Residential/House		
Style:	Bungalow		
Size:	881 sq.ft.	Age:	1970 (55 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Rectangular Lo		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Slate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Smoking Home, Separate Entrance, Storage		

Inclusions: electric stove, fridge, washer and dryer in basement

Tucked away on a quiet street in Dover, this charming, well-kept bungalow offers quick access to Deerfoot Trail and all nearby amenities. With numerous upgrades throughout, this home is move-in ready and full of value. The bright and spacious kitchen features newer appliances, while the cozy living room with gleaming hardwood floors opens through patio doors to a sunny, west-facing deck—perfect for relaxing or entertaining. The main floor offers a spacious primary bedroom, a second bedroom, and convenient main floor laundry. The fully finished lower level features an illegal suite with a separate entrance, kitchen, living area, additional laundry, and private bedroom space—ideal for extended family or out-of-town guests. Backing onto and siding a beautiful green space, the property offers extra privacy and room to roam. Enjoy the fenced yard with mature trees, a gas line for BBQs, and an oversized double garage with water and plumbing—perfect for a workshop. Additional features include roller shutters, new carpet, fresh paint, and much more. An excellent opportunity in a great location—close to schools, shopping, parks, and transit! Check out the 3D tour or book your private showing now!