

**4123 30 Avenue SE**  
**Calgary, Alberta**

**MLS # A2231612**



**\$588,800**

<b>Division:</b>	Dover		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,059 sq.ft.	<b>Age:</b>	1970 (55 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Oversized, Single Garage Detached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Asphalt, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

**Inclusions:** Gas Stove, Electric Stove, Range Hood x2, Built-in Refrigerators x2

FULLY RENOVATED HOME - 2 BEDROOM ILLEGAL BASEMENT SUITE - 2000+ SQFT OF LIVING SPACE - 5 BEDROOMS - 2 FULL BATHS - OVERSIZED DETACHED SINGLE GARAGE - STEPS FROM SCHOOLS & PARKS! Welcome to this FULLY RENOVATED HOME offering OVER 2000 SQFT OF functional living space in a family-friendly neighbourhood! The MAIN FLOOR features a bright living room, cozy dining area, and a well-equipped kitchen. There are 3 BEDROOMS ON THE MAIN LEVEL, 3PC BATHROOM AND ADDITIONAL STORAGE SPACE for convenience. Make your way to the BASEMENT, it is an ILLEGAL SUITE WITH SEPARATE ENTRANCE offering 2 BEDROOMS, A SPACIOUS REC/LIVING ROOM, 3PC BATHROOM, and A FULLY FUNCTIONAL KITCHEN. This HOME also offers an OVERSIZED SINGLE DETACHED GARAGE and a BACKYARD, ALL WITHIN WALKING DISTANCE TO SCHOOLS, PLAYGROUNDS AND PUBLIC TRANSIT! AMAZING VALUE FOR FIRST-TIME BUYERS OR INVESTORS!