



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**3431 30A Avenue SE**  
**Calgary, Alberta**

**MLS # A2216824**



**\$495,000**

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

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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!