



GRASSROOTS
REALTY GROUP

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3012 30 Avenue SE
Calgary, Alberta

MLS # A2250340



\$520,000

Division:	Dover		
Type:	Residential/House		
Style:	Bungalow		
Size:	891 sq.ft.	Age:	1971 (54 yrs old)
Beds:	3	Baths:	1
Garage:	220 Volt Wiring, Additional Parking, Alley Access, Double Garage Detached, F		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Close to Clubhouse, Front Yard, C		

Heating:	Fireplace(s), Forced Air, Natural Gas, Wood	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Crawl Space, Separate/Exterior Entry, Finished, Full, Walk-Up To Grade	LLD:	-
Exterior:	Stucco, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Ceiling Fan(s), Central Vacuum, No Smoking Home, Separate Entrance, Storage		

Inclusions: Fire place accessories, built in alarm system, compost bin, TV (Basement), water catcher, fridge (basement),

OPEN HOUSE: AUG 30 & 31 from 1-3 PM. Welcome to this charming original-owner home in the heart of Dover, perfectly situated for families who love the outdoors and an active lifestyle. Nestled on the edge of the block with green space and walking/bike paths along the side, this property offers unbeatable access to nature. Imagine sipping your morning coffee in the garden, picking fresh apples or saskatoon berries from your own yard, all while watching your kids play just across the street in the community playground, sports field, or hockey rink. With Calgary's best outdoor Beach Volleyball Association courts steps away, plus multiple schools, the community centre, and a golf course nearby, there's no shortage of activities for the whole family. The home itself features 3 bedrooms, a 4-piece bath, a double attached garage, and an RV paved parking spot. The separate entrance leads to a spacious basement with a large recreation room, perfect for movie nights, a home gym, or a play area. Gardeners will appreciate the multiple garden beds ready for your personal touch, while the mature apple tree and saskatoon berry bush make summer evenings extra special. Only 10 minutes from downtown, this home combines convenience, community, and outdoor fun in a way that's hard to beat.