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3431 30A Avenue SE Calgary, Alberta

MLS # A2259290



\$439,000

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

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

Features: Ceiling Fan(s), Separate Entrance, Storage

Inclusions: Upright Freezer In Basement, Shed

A perfect opportunity for private owners, a developer, or investor! This family ready bungalow is flooded with light and offers incredible flexibility in a prime, established neighbourhood. Just minutes from downtown, shopping, schools, transit, and recreation—including swimming pools and tennis courts—the location truly can't be beat. The main floor features three bright bedrooms, a full 4-piece bathroom, and a large kitchen with direct access to a cozy front balcony—ideal for morning coffee or evening conversations. The basement, with its own separate entrance, includes a spacious family room, a huge bedroom with egress window, a 3-piece bathroom, plus extra space perfect for a home office or gym. Whether for extended family or additional income, the setup provides endless possibilities. Outside, you'll find an oversized single garage with a newer roof, overhead door, and opener, plus two extra parking stalls—plenty of space for guests or even an RV. Smart, affordable, and versatile—this home is a standout opportunity for homeowners and investors alike. Book your private showing today!