



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2259290**



**\$488,000**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <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 Access/Parking, Single Garage Detached |               |                   |
| <b>Lot Size:</b> | 0.11 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard, Greenbelt            |               |                   |

|                    |  |                   |      |
|--------------------|--|-------------------|------|
| <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:** 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!