



GRASSROOTS
REALTY GROUP

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3431 35 Avenue SE
Calgary, Alberta

MLS # A2260935



\$409,000

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Dover | | |
| Type: | Residential/Duplex | | |
| Style: | Attached-Side by Side, Bi-Level | | |
| Size: | 990 sq.ft. | Age: | 1975 (50 yrs old) |
| Beds: | 4 | Baths: | 2 |
| Garage: | Off Street | | |
| Lot Size: | 0.74 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot | | |

| | |
|--------------------|--------------------|
| Heating: | Forced Air |
| Floors: | Laminate, Linoleum |
| Roof: | Asphalt Shingle |
| Basement: | Finished, Full |
| Exterior: | Wood Siding |
| Foundation: | Poured Concrete |
| Features: | Closet Organizers |

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|-------------------|------|
| Water: | - |
| Sewer: | - |
| Condo Fee: | - |
| LLD: | - |
| Zoning: | R-CG |
| Utilities: | - |

Inclusions: none

This fully finished bi-level 1/2 duplex is a terrific opportunity to build equity either as a home owner or an investor. Fantastic rental potential! In the bright and sunny main level you'll find a spacious and open combined living and dining area with a separate kitchen. 2 good sized bedrooms and a full bath are down the hall. The fully finished basement has a great size recreation area plus 2 more bedrooms and a full bath making this the perfect space for your teenagers, room mates or guests. Plenty of storage and laundry facilities as well. In the back yard you'll enjoy back alley access with the opportunity to add a garage. A nice size storage shed is perfect for storing all of your tools & outdoor toys. Recent upgrades included a furnace and hot water tank September 2025. The roof was done 8 years ago, and windows were done 10 to 12 years ago. This home is located on a quiet, tree lined non through road close to schools, shopping, transit and easy access to Deerfoot Trail. Become a home owner or build your investment portfolio today! Most of the home has been virtually staged.