



GRASSROOTS
REALTY GROUP

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3423 35 Avenue SE
Calgary, Alberta

MLS # A2262119



\$399,900

Division:	Dover		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	960 sq.ft.	Age:	1975 (50 yrs old)
Beds:	3	Baths:	2
Garage:	Concrete Driveway, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Ceiling Fan(s), Granite Counters, No Smoking Home, Sauna		

Inclusions: N/A

Step into comfort, space, and style with this beautifully updated half duplex in the vibrant community of Dover. Boasting 1,920 sq ft of thoughtfully designed living space, this home is perfectly located just minutes from schools, shopping, transit, walking paths, off-leash dog parks, and offers unbeatable access to Deerfoot Trail and 17th Avenue! Within walking distance to the ridge, you'll love watching city fireworks light up the sky from your own neighbourhood! The main level welcomes you with an oversized primary bedroom that opens onto a large private porch—your own quiet retreat for morning coffee or evening unwinding. The bright, functional kitchen features granite countertops and a breakfast bar, flowing seamlessly into open living and dining areas. A modern bathroom with walk-in shower completes the upper level. Downstairs, you'll find two additional bedrooms, a relaxing sauna, and a generous laundry room/hobby room—ideal for guests, a home office, or growing families. Recent upgrades include a new hot water tank (2023), fresh paint throughout and new flooring in the kitchen, dining, and living room. The sunny, south-facing backyard is full of potential—ready for your garden dreams, outdoor entertaining, or a place for kids and pets to play. With a flexible layout, thoughtful updates, and a location that puts everything within reach, this is the one you've been waiting for! Book your private showing today!