



GRASSROOTS
REALTY GROUP

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3116 39 Street SE
Calgary, Alberta

MLS # A2264539



\$348,888

Division:	Dover		
Type:	Residential/House		
Style:	Bungalow		
Size:	966 sq.ft.	Age:	1972 (53 yrs old)
Beds:	4	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Front Yard, Landscaped, Low Maintenance Landscape, Rectangu		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Linoleum
Roof:	Asphalt Shingle
Basement:	Full, Partially Finished
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Built-in Features, Ceiling Fan(s)

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

Inclusions: Storage sheds in back yard, greenhouse

Charming Dover Bungalow with Endless Potential! 2025 Assessed value of this home is \$446,500 so this home is priced to sell. Step back in time with this lovingly maintained 1971 bungalow, proudly owned by the same family since it was built. Nestled on a spacious 5,877 sq. ft. lot, this property exudes warmth, character, and incredible potential for the right buyer. Inside, you'll find 3 cozy bedrooms, a 4-piece bath, and a functional layout ready for your creative touch. The partially finished basement features built-in shelving — perfect for storage or a future recreation area. Outside, enjoy the large fenced back yard, ideal for kids, pets, or summer gatherings. A single detached garage, two workshops, and a greenhouse add practicality and versatility for hobbyists or gardeners. Major updates have already been handled — including a brand new sewer and water line to the property (\$30K value) with a lifespan of approximately 50 years, a new C-trap, a 5-year-old furnace, and a roof replaced in 2017. With front and side entrances, this home offers great possibilities for a secondary suite (subject to city approval). Prime Location: Just minutes from everything — 12 mins to Downtown, 18 mins to the Airport, 16 mins to Chestermere, and close to playgrounds, schools, golfing, and everyday amenities. Whether you're an investor, a renovator, or a first-time buyer looking for a solid home with great bones — this is your chance to own a piece of Dover's history and transform it into your dream home. A great fixer-upper with massive potential — don't wait! Call your favourite Realtor and book your showing today before it's gone!