



3431 30A Avenue SE
Calgary, Alberta

MLS # A2278551



\$419,000

Division:	Dover		
Type:	Residential/House		
Style:	Bungalow		
Size:	893 sq.ft.	Age:	1970 (56 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad, RV Access/Parking, Single Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Greenbelt		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Separate Entrance, Storage		

Inclusions: Upright Freezer In Basement, Shed

An exceptional opportunity for homeowners, investors, or developers alike. This family-friendly bungalow is filled with natural light and offers outstanding flexibility in a prime, established neighbourhood—just minutes from downtown, shopping, schools, transit, and recreation including swimming pools and tennis courts. Recently updated vinyl plank flooring runs throughout the main living areas and all bedrooms on both the main floor and basement, enhancing durability, style, and low-maintenance living. The main floor features three bright bedrooms, a full 4-piece bathroom, and a spacious kitchen with direct access to a front balcony—perfect for morning coffee or relaxing evenings. The main floor features three bright bedrooms, a full 4-piece bathroom, and a spacious kitchen with direct access to a front balcony—perfect for morning coffee or relaxing evenings. The fully developed basement has its own separate entrance and includes a large family room, an oversized bedroom with an egress window, a 3-piece bathroom, and additional space ideal for a home office, gym, or storage. This versatile layout is well suited for extended family living or potential rental income. Outside, the property is complete with an oversized single garage featuring a newer roof, overhead door, and opener, plus two additional parking stalls—offering ample space for guests or even an RV. Smart, affordable, and highly adaptable, this property presents a rare opportunity in a sought-after location. Book your private showing today.