



3613 28A Avenue SE  
Calgary, Alberta

MLS # A2283172



**\$365,000**

<b>Division:</b>	Dover	
<b>Type:</b>	Residential/Duplex	
<b>Style:</b>	Attached-Side by Side, Bi-Level	
<b>Size:</b>	597 sq.ft.	<b>Age:</b> 1971 (55 yrs old)
<b>Beds:</b>	3	<b>Baths:</b> 1
<b>Garage:</b>	Off Street, Single Garage Detached, Stall	
<b>Lot Size:</b>	0.09 Acre	
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Interior Lot, Lawn, Level	

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle, Tar/Gravel	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Dry Bar, Primary Downstairs, Quartz Counters, See Remarks, Storage, Wood Windows		

**Inclusions:** n/a

Welcome to this thoughtfully refreshed bi-level half duplex tucked into the heart of Dover, an opportunity that blends smart updates, functional design, and long-term potential. Offering just under 600 sq ft above grade plus a fully finished basement (over 1,080 sq ft of total developed living space), this home is bright, efficient, and surprisingly versatile, with vinyl flooring, quartz counters, central air conditioning, and a layout that lives larger than its footprint. The finished lower level features multiple bedrooms and a full bathroom, creating flexible space for work-from-home life, guests, or growing needs. Step outside to a fenced yard with rear lane access and a detached single garage—ideal for Calgary winters and weekend projects alike. Zoned R-CG and located in a community seeing steady reinvestment, this property invites both lifestyle buyers and long-term thinkers to imagine what's next, whether that's settling in, renovating further, or holding for future value. With parks, schools, shopping, and transit nearby, this is a home that makes everyday living easy while leaving room to dream bigger!