



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

3613 28A Avenue SE
Calgary, Alberta

MLS # A2283172



\$365,000

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

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle, Tar/Gravel	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	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!