



GRASSROOTS
REALTY GROUP

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3042 31A Street SE
Calgary, Alberta

MLS # A2284059



\$534,900

Division:	Dover		
Type:	Residential/House		
Style:	Bungalow		
Size:	928 sq.ft.	Age:	1970 (56 yrs old)
Beds:	5	Baths:	2
Garage:	Concrete Driveway, Double Garage Detached, Oversized, Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Front Yard, Landscaped, Low Maintenance Landscape, Rectangular Lot		

Heating: Mid Efficiency, Forced Air, Natural Gas

Floors: Ceramic Tile, Hardwood

Roof: Asphalt Shingle

Basement: Full

Exterior: Aluminum Siding , Stucco, Wood Frame

Foundation: Poured Concrete

Features: Ceiling Fan(s), Central Vacuum, No Animal Home, Separate Entrance, Vinyl Windows

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: In Suite....Electric Stove, Refrigerator, Over the range Microwave

Welcome to 3042–31A Street SE, a well-maintained property offering exceptional income potential and a functional layout that appeals to both homeowners and investors alike. Step inside the spacious main floor, where you’re greeted by gorgeous birch kitchen cabinetry that brings warmth and character to the home. The main level boasts an open, inviting floor plan with loads of countertop space and storage, plus a smart combination of durable ceramic tile flooring in the high-traffic areas and original oak hardwood in the bedrooms—adding charm and longevity. The main floor windows were upgraded to vinyl years ago, enhancing energy efficiency and comfort throughout. This level remains a fully functioning three-bedroom layout, though the third bedroom has been enhanced with a convenient door leading directly to the back deck, offering flexibility for outdoor access, home office potential, or multi-generational living. Downstairs, the earning potential truly shines. The illegal two-bedroom basement suite features a brand-new kitchen with new appliances, making it immediately attractive to tenants. (Suite development cost today are approx \$80,000 to \$100,000) Ceramic tile flooring continues through the suite, offering durability and easy maintenance. Central vacuum system makes for convenient upkeep. A well-appointed three-piece bathroom, "crackling fire" style space heater and separate laundry complete this income-boosting space. Outside is where this property separates itself from the rest. Do you have that 22ft long truck that is loaded with expensive tools? This garage is for you. A massive 26’ deep x 24’ wide double garage is a dream come true for mechanics, hobbyists, and woodworkers. With 9.5-foot ceilings (NOT standard 8ft), an 8-foot overhead door, (NOT standard 7 ft) LED

lighting, Poured concrete stem wall (prevents moisture from rotting wall) and two skylights. it's the perfect year-round workshop. (replacement value approx \$65,000) here's also a two-car paved parking pad, giving you even more secure off-street parking options. Located on a quiet pathway with no street traffic directly in front, this is an ideal setting for families—kids can play up and down the walkway safely between the homes. You will appreciate this addresses proximity to parks, playgrounds, schools, as well as access to major roadways. 3042—31A Street SE offers unbeatable versatility, comfort, and income potential. Properties like this don't come up often—don't miss your chance to make it yours!