



**3459 30A Avenue SE**  
**Calgary, Alberta**

**MLS # A2301752**



**\$499,900**

<b>Division:</b>	Dover		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	835 sq.ft.	<b>Age:</b>	1970 (56 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Irregular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<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>	Closet Organizers, High Ceilings, Open Floorplan, Quartz Counters, Vaulted Ceiling(s)		

**Inclusions:** (All) Light Fixtures, Shed

Set on a rare, expansive corner lot surrounded by green space, this fully renovated 4 bedroom, 2 bath, nearly 1600 sq ft, bi-level home offers an exceptional blend of privacy, style, and inner-city convenience. Just 10 minutes from downtown, the home is ideally positioned to enjoy both peaceful surroundings and quick access to the city core. Thoughtfully redesigned from top to bottom, the open-concept layout is elevated by a soaring vaulted ceiling in the living room, creating a bright, airy atmosphere that immediately feels like home. The heart of the property is the beautifully updated kitchen, seamlessly connected to the main living space and overlooking a sun-drenched south facing green space, perfect for entertaining or unwinding in your own private retreat. With four spacious bedrooms, this home easily accommodates growing families or those seeking flexible living arrangements. Key upgrades, including a newer furnace and hot water tank, add comfort and peace of mind, while the overall renovation delivers a polished, move-in-ready experience. The sunshine basement is perfect for a secondary suite or growing family. Outdoors, the property truly stands apart. The ultra-private rear parking pad, oversized single detached garage 17 x 23 (complete with gas line and sub-panel), new deck, and partial updated fencing, all enhance both functionality and lifestyle. Surrounded by schools, parks, playgrounds, and walking paths, this location offers a strong sense of community while maintaining privacy that's rarely found at this price point. Whether you're looking for a family home or a smart investment, this is a standout opportunity in one of Calgary's most accessible neighbourhoods.