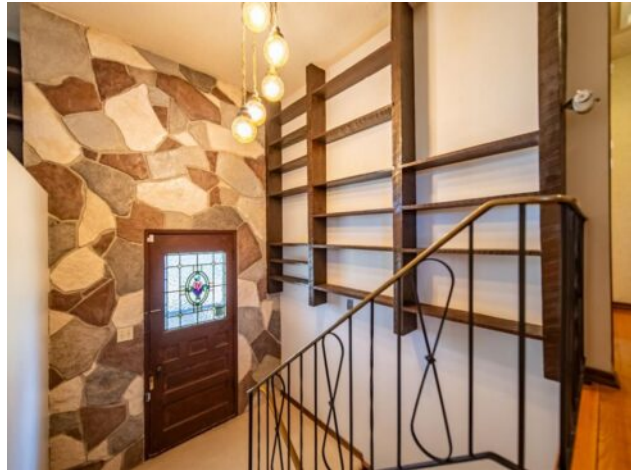




3030 31A Street SE
Calgary, Alberta

MLS # A2303930



\$458,000

Division:	Dover		
Type:	Residential/House		
Style:	Bi-Level		
Size:	752 sq.ft.	Age:	1970 (56 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Off Street, Oversized, Parking Pad, Paved, Single Garage Deta		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Interior L		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-GC
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Granite Counters, Laminate Counters, Natural Woodwork, Sauna, Wet Bar		

Inclusions: Sideboard with Hutch and Mirror located in the Kitchen, Metal storage cabinet on the South Side of the House, Fencing Panels on the South Side of the House, and the metal swing seat in the back yard.

Welcome to 3030 31A Street SE — a home that has been genuinely loved for over fifty years and it shows. Nestled in the heart of Dover, an established Calgary community with a story worth knowing, this bi-level sits on a pedestrian pathway with green space out front and lane access to the rear — Radburn-style planning designed to prioritize people over traffic. The entry welcomes you with an original stained-glass door, a stone feature wall, an original pendant chandelier, and rough-hewn shelving. The main floor offers original hardwood floors, a bright living room, and a spacious kitchen with eating area. Two bedrooms up including a freshly painted primary, plus a fully renovated 3-piece bathroom with new vanity, tile and shower. The lower level is where this home truly surprises you. A generous rec room with a brick woodburning fireplace, tongue and groove wood ceiling, and a built-in bar complete with sink and bar fridge. A striking stained glass feature wall anchors the bar area. A cedar sauna rounds out a lower level built for entertaining and unwinding. The oversized single detached garage features a dedicated workshop space and additional storage, ideal for hobbyists or tradespeople. There is also room to park additional vehicles on the parking pad and garage apron. This is a rare opportunity to own a home with real character, in a community with real history, at a price that still makes sense.