

# \$450,000 - 3228 31a Avenue Se, Calgary

MLS® #A2239288

**\$450,000**

4 Bedroom, 2.00 Bathroom, 836 sqft

Residential on 0.11 Acres

Dover, Calgary, Alberta

This beautifully updated bungalow is the perfect opportunity to step into homeownership at an accessible price point. Thoughtfully renovated throughout, this home blends character with modern convenience. The fully updated kitchen features ceiling-height cabinetry, quartz countertops, under-cabinet lighting, stainless steel appliances, and convenient pantry storage just down the hall. Durable flooring runs throughout the main floor, including all three bedrooms. Sliding doors add flexibility, with one bedroom previously used as a spacious dressing room. Enjoy year-round comfort and energy efficiency with high-end European tilt-and-turn windows - designed to swing inward or tilt for ventilation while offering superior insulation. The finished basement includes a fourth bedroom with updated window, a cozy family room with wood-burning fireplace, additional flex room, and a roughed-in bathroom (toilet is functional; additional materials are included). High-efficiency furnace and more! Sitting on a generous 125-foot deep lot, the backyard is a sunny, south-facing retreat - complete with interlocking brick patio and plenty of space to personalize your landscaping vision. The OVERSIZED 27' x 24' double detached garage is heated with its own furnace, ideal for a workshop or year-round parking. Located on a quiet street in a super convenient neighbourhood, this home is a true hidden gem. Don't miss out!



Built in 1970

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2239288    |
| Price          | \$450,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 836         |
| Acres          | 0.11        |
| Year Built     | 1970        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                    |
|-------------|--------------------|
| Address     | 3228 31a Avenue Se |
| Subdivision | Dover              |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T2B 0H9            |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

## Interior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Interior Features | Quartz Counters, Built-in Features                      |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                 |
| Cooling           | None                                                    |
| Fireplace         | Yes                                                     |
| # of Fireplaces   | 1                                                       |
| Fireplaces        | Wood Burning, Basement                                  |
| Has Basement      | Yes                                                     |

Basement                      Finished, Full

**Exterior**

Exterior Features      Rain Barrel/Cistern(s)  
Lot Description        Front Yard, Rectangular Lot  
Roof                      Asphalt Shingle  
Construction          Vinyl Siding  
Foundation            Poured Concrete

**Additional Information**

Date Listed              July 26th, 2025  
Days on Market        54  
Zoning                    R-CG

**Listing Details**

Listing Office            Century 21 Masters

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