

\$488,000 - 3431 30a Avenue Se, Calgary

MLS® #A2259290

\$488,000

4 Bedroom, 2.00 Bathroom, 893 sqft

Residential on 0.11 Acres

Dover, Calgary, Alberta

A perfect opportunity for private owners, a developer, or investor! This family ready bungalow is flooded with light and offers incredible flexibility in a prime, established neighbourhood. Just minutes from downtown, shopping, schools, transit, and recreation—including swimming pools and tennis courts—the location truly can't be beat.

The main floor features three bright bedrooms, a full 4-piece bathroom, and a large kitchen with direct access to a cozy front balcony—ideal for morning coffee or evening conversations.

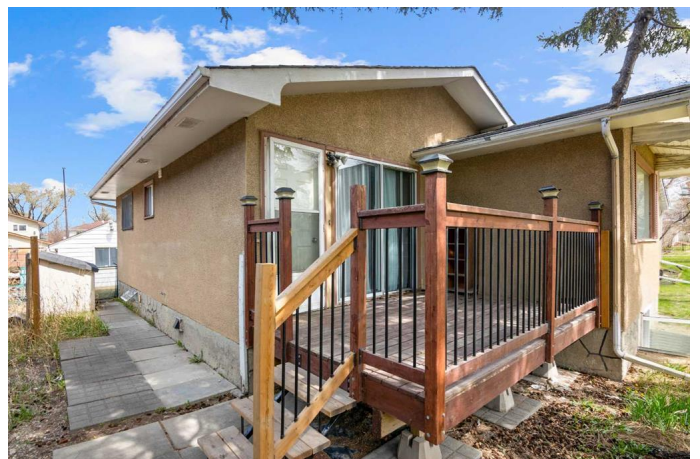
The basement, with its own separate entrance, includes a spacious family room, a huge bedroom with egress window, a 3-piece bathroom, plus extra space perfect for a home office or gym. Whether for extended family or additional income, the setup provides endless possibilities.

Outside, you'll find an oversized single garage with a newer roof, overhead door, and opener, plus two extra parking stalls—plenty of space for guests or even an RV.

Smart, affordable, and versatile—this home is a standout opportunity for homeowners and investors alike. Book your private showing today!

Built in 1970

Essential Information



| | |
|----------------|-------------|
| MLS® # | A2259290 |
| Price | \$488,000 |
| Bedrooms | 4 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 893 |
| Acres | 0.11 |
| Year Built | 1970 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 3431 30a Avenue Se |
| Subdivision | Dover |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2B 0H7 |

Amenities

| | |
|----------------|--|
| Parking Spaces | 3 |
| Parking | Parking Pad, RV Access/Parking, Single Garage Detached |
| # of Garages | 1 |

Interior

| | |
|-------------------|---|
| Interior Features | Ceiling Fan(s), Separate Entrance, Storage |
| Appliances | Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | Balcony, Private Entrance, Storage |
| Lot Description | Back Lane, Back Yard, Front Yard, Greenbelt |
| Roof | Asphalt Shingle |

| | |
|--------------|------------------------------|
| Construction | Concrete, Stucco, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|-------------|----------------------|
| Date Listed | September 25th, 2025 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.