

\$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
Days on Market	29
Zoning	R-CG

Listing Details

Listing Office	eXp Realty
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