

# \$349,900 - 3415 35 Avenue Se, Calgary

MLS® #A2108983

**\$349,900**

5 Bedroom, 2.00 Bathroom, 1,108 sqft

Residential on 0.07 Acres

Dover, Calgary, Alberta

Welcome to this impeccably maintained home in a wonderful community! As you step inside, you'll be greeted by beautiful hardwood floors that add a touch of warmth to the space. The spacious kitchen provides ample room for culinary creations and gatherings with loved ones.

This home features three generously sized bedrooms, offering comfort and privacy for all members of your household. Whether you're relaxing in the primary suite or utilizing the additional bedrooms for guests or family members, there's plenty of space to make this home your own. Downstairs, you'll discover a full illegal suite that adds versatility and functionality to the property. This extra living space can serve various purposes, from accommodating guests to creating a cozy family room or even a home office. To complete the package, a single detached garage adds convenience and ensures your vehicle is sheltered from the elements. Located in a great community, this home provides not only comfort and functionality but also a sense of belonging. Explore the neighborhood, meet your neighbors, and enjoy the amenities and charm that come with being part of this community. Make yourself at home and experience the comfort and convenience that this well-maintained property has to offer.

Built in 1975

## Essential Information



|                |                        |
|----------------|------------------------|
| MLS® #         | A2108983               |
| Price          | \$349,900              |
| Sold Price     | \$425,000              |
| Bedrooms       | 5                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,108                  |
| Acres          | 0.07                   |
| Year Built     | 1975                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Bungalow, Side by Side |
| Status         | Sold                   |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 3415 35 Avenue Se |
| Subdivision | Dover             |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2B 2J4           |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |

### Interior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | No Smoking Home                                                             |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                                     |
| Cooling           | None                                                                        |
| Has Basement      | Yes                                                                         |
| Basement          | Finished, Full, Suite                                                       |

### Exterior

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Exterior Features | Private Yard                                     |
| Lot Description   | Back Yard, Front Yard, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                                  |

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

**Additional Information**

|             |                 |
|-------------|-----------------|
| Date Listed | March 5th, 2024 |
| Date Sold   | March 5th, 2024 |
| Zoning      | R-C2            |
| HOA Fees    | 0.00            |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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