

\$499,900 - 3455 30a Avenue Se, Calgary

MLS® #A2139491

\$499,900

4 Bedroom, 2.00 Bathroom, 966 sqft

Residential on 0.11 Acres

Dover, Calgary, Alberta

The perfect home for the growing family: 4 bedrooms, 2 full bathrooms, huge living spaces, terrific yard along with a full garage and RV parking pad. The home has been lovingly renovated, upgraded and maintained over the years. The kitchen is smartly finished with ample Maple cabinetry and stylish ceramic tile featuring along with nice dining area all open to a generous living room. The living room is large for the whole family to enjoy by the natural wood burning fireplace. The main bath is gorgeous with high end finishings including marble flooring and granite countertops. 3 good sized bedroom all with plenty of closet space complete the main floor. Downstairs features a 4th bedroom, another full renovated bathroom and spacious laundry crafting work space. The real attraction downstairs is the enormous family rec-room with yet another wood burning fireplace and convenient bar space; so much flexible space to play and grow here. Endless upgrades like the 50 yr roof, vinyl windows, water filtration and softener with attention to plumbing and electrics too. Premium a high end flooring throughout the whole house and innovative/contemporary vinyl wall paneling downstairs make the home easy to keep clean and take the daily abuse of family living. Unique to this community is the park like setting of joined front yards with common bike path and play space. Enjoy watching your kids play from the comfort of your private front deck and its vinyl plank flooring. Solid double car



garage and huge RV parking pad out back to house all the big toys. Close to schools, playgrounds, shops and so much more. A fantastic home for your fantastic family, no disappointments!

Built in 1970

Essential Information

MLS® #	A2139491
Price	\$499,900
Sold Price	\$500,113
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	966
Acres	0.11
Year Built	1970
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	3455 30a Avenue Se
Subdivision	Dover
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 0H7

Amenities

Parking Spaces	3
Parking	Double Garage Detached, Off Street, Parking Pad, Stall

Interior

Interior Features	Dry Bar, See Remarks, Vinyl Windows
Appliances	Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Water Purifier, Water Softener

Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Living Room, Recreation Room, Stone, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Lawn, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 7th, 2024
Date Sold	July 23rd, 2024
Days on Market	46
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Turnkey Realty
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