

\$476,000 - 3238 30a Avenue Se, Calgary

MLS® #A2142716

\$476,000

3 Bedroom, 1.00 Bathroom, 820 sqft

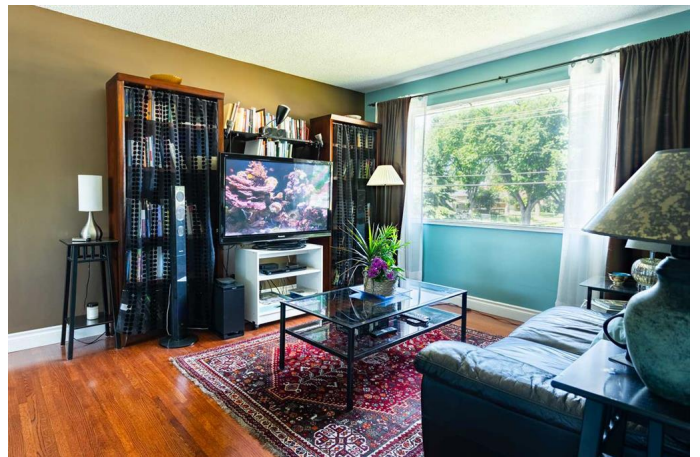
Residential on 0.13 Acres

Dover, Calgary, Alberta

Welcome to this delightful 3-bedroom home, set on an exceptionally large lot that offers abundant space and privacy. Inside you'll find a bright open kitchen and a spacious family room. Downstairs features a large open recreation room and the third bedroom offering additional living space and flexibility. Step outside to a beautiful, expansive backyard adorned with mature trees, providing ample shade and a serene atmosphere, perfect for enjoying summer days on the large split-level deck, updated in 2012. The double detached garage, located at the back of the property has ample space and is equipped with a smart garage door opener. Recent updates include a roof replacement in 2015. The home faces 30th Ave, providing easy access to major road routes and public transit, making your commute to downtown a breeze. Situated near Valleyview Park, this home offers easy access to a natural reserve with walking and biking paths, sports fields, and an off-leash dog area. The proximity to shopping centers, schools, and numerous amenities makes this home an ideal choice for families and individuals alike. Additionally, plans have been announced for the construction of a new \$3M+ specialized public park in the community. This property presents a fantastic investment opportunity given its desirable location and lot size.

Built in 1970

Essential Information



MLS® #	A2142716
Price	\$476,000
Sold Price	\$459,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	820
Acres	0.13
Year Built	1970
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	3238 30a Avenue Se
Subdivision	Dover
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B0H4

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Gravel Driveway, Heated Garage

Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Oven, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Standard, Forced Air, Natural Gas
Cooling	Window Unit(s)
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Awning(s), Garden, Private Yard, Rain Gutters
Lot Description	Back Lane, Front Yard, Lawn, Garden, Landscaped, Level, Many Trees, Rectangular Lot

Roof	Asphalt Shingle
Construction	Metal Siding, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 19th, 2024
Date Sold	July 15th, 2024
Days on Market	26
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	First Place Realty
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