

\$525,000 - 3708 28 Street Se, Calgary

MLS® #A2149311

\$525,000

4 Bedroom, 2.00 Bathroom, 894 sqft

Residential on 0.09 Acres

Dover, Calgary, Alberta

Just when you thought you had missed your chance to own an affordable detached family home in Calgary's real estate market, this GEM appears! With its proximity to schools, green spaces, the multiple garden beds and impressive oversized double garage, this home is an amazing fit for families, gardeners, hobbyists and the mechanically inclined. Your spacious west-facing deck provides the perfect spot to enjoy downtown vistas with your morning coffee, or seasonal fireworks in the evening; and it also lets you watch your kids play across the street in the park. This beautifully renovated bi-level home is just 3min to Deerfoot Trail, and 9 min to downtown; while Beach Volleyball, a Splash Park and 5 playgrounds are just steps from your door. This 2 bedroom up and 2 bedroom down home has been extensively renovated to create an open-concept space and shows fantastic pride of ownership. The lower level is poised to facilitate potential income with an additional kitchen space. Updates in 2021 include: House roof, a full remodel of the kitchen and 2 bathrooms, flat ceilings, plumbing updates, new flooring throughout, all new LED lighting, new appliances and conversion to smart home operation of lights, thermostat, door bell and garage door opener. Basement received new insulation and drywall, carpets and doors, and new larger windows. Furnace was replaced in 2018. The impressive HEATED GARAGE boasts 220v power, oversized double parking, 9 foot ceilings with



oversized 7 foot door, and very handy additional adjacent parking pad. This home offers incredible value, a great location, beautiful renovations, and the potential for additional income. Donâ€™t miss out.

Built in 1974

Essential Information

MLS® #	A2149311
Price	\$525,000
Sold Price	\$560,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	894
Acres	0.09
Year Built	1974
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	3708 28 Street Se
Subdivision	Dover
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 2J2

Amenities

Parking Spaces	3
Parking	220 Volt Wiring, Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Rear, Heated Garage, Insulated, Oversized, Parking Pad

Interior

Interior Features	Bar, Kitchen Island
Appliances	Dishwasher, Electric Oven, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Garden, Private Yard
Lot Description	Back Yard, Front Yard, Garden
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 18th, 2024
Date Sold	July 23rd, 2024
Days on Market	5
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Real Estate Professionals Inc.
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