

# \$359,000 - 3612 27a Avenue Se, Calgary

MLS® #A2172465

**\$359,000**

4 Bedroom, 1.00 Bathroom, 1,028 sqft

Residential on 0.04 Acres

Dover, Calgary, Alberta

NO CONDO FEE! Step into this affordable 2-story townhouse offering 1,028 sq ft of functional living space. The main floor features a spacious living room, a corridor leading to a good-sized dining area, and a stylish kitchen equipped with a dishwasher, fridge, stove, and microwave hood fan. Upstairs, you'll find 3 comfortable bedrooms and a 4-piece bathroom. The house has been refreshed with a new coat of paint. The finished basement includes a 4th bedroom, a 4-piece bathroom, a laundry area, and a good-sized family room for your entertainment.

Recent home improvements include:

- New roof with a 20-year warranty - \$14,175

- New roof insulation - \$5,775

- New window flashing - \$2,000

- Redone asphalt driveway - \$8,400

- Partially redone fence - \$300

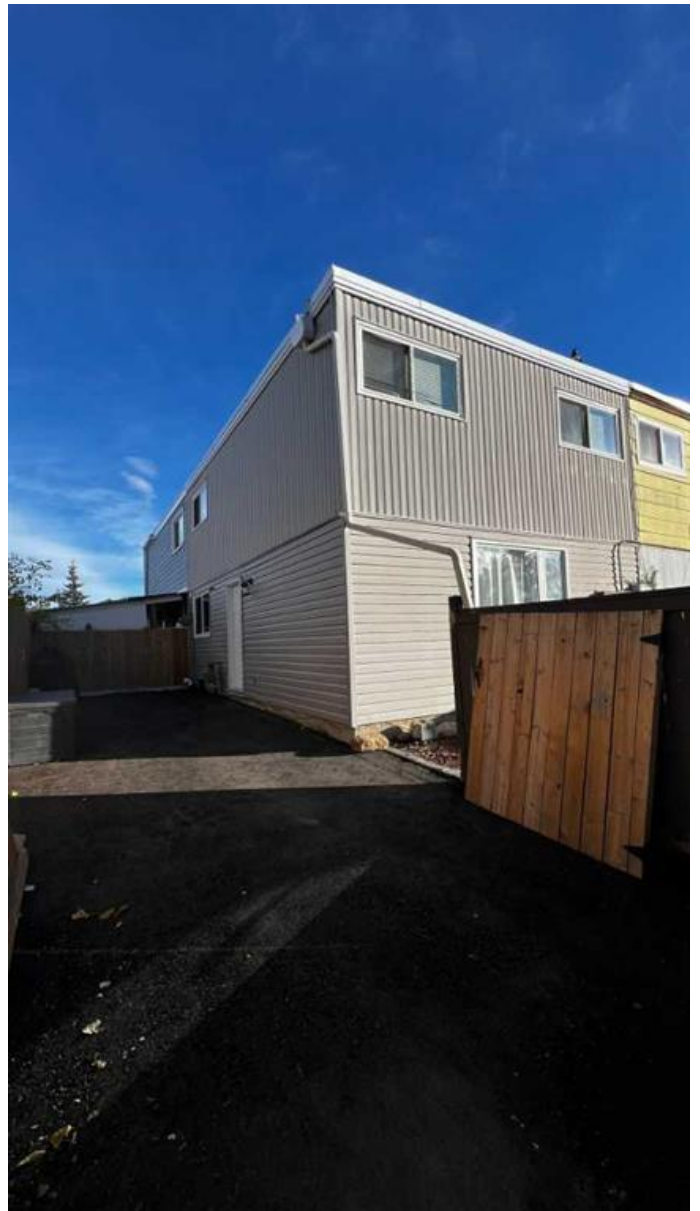
Enjoy a large fenced yard and a spacious parking pad that can accommodate 2 vehicles. This home is conveniently located close to a park, public transportation, schools, shopping, and International Ave, with easy access to downtown and Deerfoot.

Built in 1970

## Essential Information

MLS® #

A2172465



Price	\$359,000
Sold Price	\$352,500
Bedrooms	4
Bathrooms	1.00
Full Baths	1
Square Footage	1,028
Acres	0.04
Year Built	1970
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

### Community Information

Address	3612 27a Avenue Se
Subdivision	Dover
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 0E5

### Amenities

Parking Spaces	2
Parking	Parking Pad

### Interior

Interior Features	Laminate Counters, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Back Yard
Roof	Membrane
Construction	Vinyl Siding

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      October 10th, 2024  
Date Sold                        October 17th, 2024  
Days on Market                6  
Zoning                            M-CG  
HOA Fees                        0.00



**Listing Details**

Listing Office                      Power Properties

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