

\$299,990 - 3607 28a Avenue Se, Calgary

MLS® #A2180684

\$299,990

3 Bedroom, 1.00 Bathroom, 596 sqft
Residential on 0.09 Acres

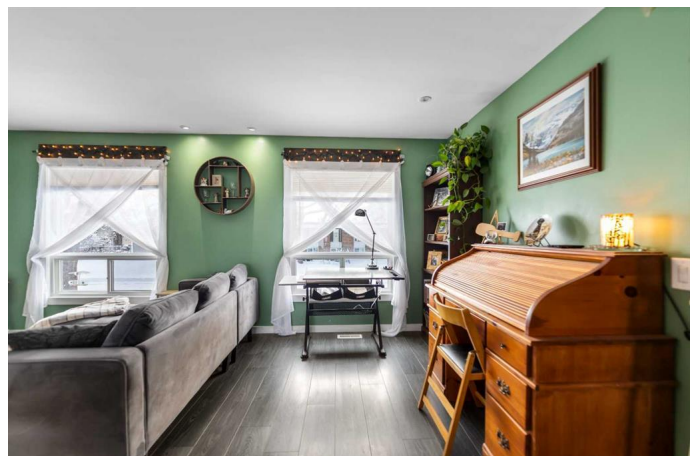
Dover, Calgary, Alberta

Welcome to this beautifully updated
three-bedroom bi-level home in SE
Calgary, offering an incredible array of recent
upgrades and a backyard oasis perfect for
gardening enthusiasts.

Step inside to discover a thoughtfully updated
interior, featuring modern finishes from a
2022 renovation, and an inviting layout that
makes this home move-in ready. The bright
and spacious home is complemented by a
new high-efficiency furnace (2023) and
new windows (2018), ensuring comfort and
energy efficiency year-round. The kitchen
boasts a **new double-door fridge (2023)**,
while the laundry room is equipped with a
new washer and dryer (2022).

The exterior has been meticulously maintained
and upgraded, starting with a **new roof
(2022)** that includes **plywood sheathing**,
R-42 insulation, and **new drainage
systems** with modern downspouts. Outdoor
spaces have been transformed into a private
retreat, featuring a **new rear deck (2018)** with
an extension (2022), a **gravel patio with a
firepit (2021)**, and **raised vegetable
gardens with gravel walkways (2021)**. The
side porch, complete with a shingled roof, was
added in 2021, while the **shed received new
roofing in 2023**, ensuring all storage spaces
are in top condition.

The backyard is a peaceful haven with



thoughtful touches, including pathways, two sheds, a dog run, and plenty of space to relax or entertain. Located in a welcoming community with easy access to schools, parks, and amenities, this home truly has it all.

Donâ€™t miss the chance to own this upgraded bi-level gem—schedule your private showing today!

Built in 1971

Essential Information

MLS® #	A2180684
Price	\$299,990
Sold Price	\$313,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	596
Acres	0.09
Year Built	1971
Type	Residential
Sub-Type	Semi Detached
Style	Bi-Level, Side by Side
Status	Sold

Community Information

Address	3607 28a Avenue Se
Subdivision	Dover
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 0E8

Amenities

Parking Spaces	2
Parking	Stall

Interior

Interior Features	Natural Woodwork
Appliances	Refrigerator, Washer/Dryer, Window Coverings, Electric Oven
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Private Yard, Storage, Fire Pit, Garden, Lighting, Private Entrance
Lot Description	Back Yard, Backs on to Park/Green Space, Landscaped, Garden, Private
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 22nd, 2024
Date Sold	December 6th, 2024
Days on Market	14
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Landan Real Estate
----------------	---------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.