

# \$569,900 - 3246 30a Avenue Se, Calgary

MLS® #A2187021

**\$569,900**

5 Bedroom, 3.00 Bathroom, 948 sqft  
Residential on 0.13 Acres

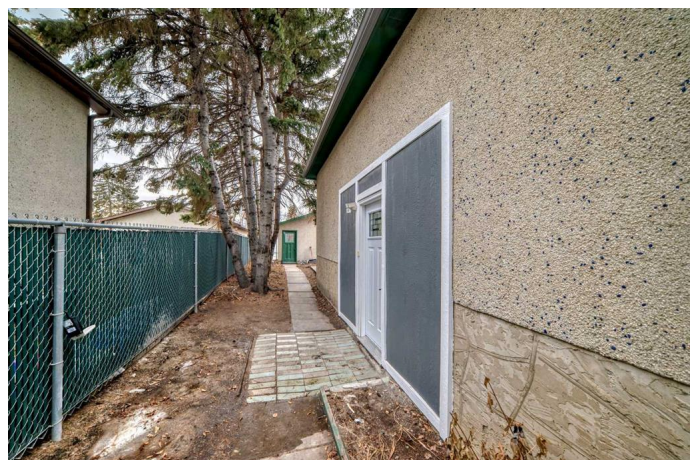
Dover, Calgary, Alberta

This beautifully renovated Bi-level home is nestled in the sought-after community of Dover, offering a spacious, move-in ready layout. With 5 bedrooms, 2.5 bathrooms, and modern finishes throughout, this home is perfect for families or anyone looking for extra space.

On the main floor, you'll find a bright, airy living room with large windows and a door that leads to a charming front balcony. The sleek, modern kitchen features high-gloss cabinetry, quartz countertops, and a large dining area—ideal for both cooking and entertaining. Also on the main floor are 3 well-sized bedrooms, including a master suite with its own private 2-piece en-suite bathroom. Additionally, the separate laundry area adds convenience for busy households. The fully developed basement offers a bright, illegal suite with 2 bedrooms, a full bath, a cozy family room, and its own laundry facilities—perfect for extended family, guests, or even rental potential.

Outside, the spacious backyard provides plenty of room for outdoor activities, while the double car garage offers ample space for parking and storage. Don't miss out on this incredible opportunity to own a fully renovated Bi-level home in a family-friendly neighbourhood. Schedule a viewing today and make this charming property your own before it's gone!

Built in 1970



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2187021    |
| Price          | \$569,900   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 948         |
| Acres          | 0.13        |
| Year Built     | 1970        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

## Community Information

|             |                    |
|-------------|--------------------|
| Address     | 3246 30a Avenue Se |
| Subdivision | Dover              |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T2B 0H4            |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Vinyl Windows  |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked |
| Heating           | Mid Efficiency, Natural Gas  |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Exterior Entry, Finished, Full, Suite  |

## Exterior

|                   |         |
|-------------------|---------|
| Exterior Features | Balcony |
|-------------------|---------|

|                 |  |
|-----------------|--|
| Lot Description | Back Lane, Back Yard, Front Yard, Landscaped, Level, Rectangular Lot |
| Roof            | Asphalt Shingle  |
| Construction    | Stucco   |
| Foundation      | Poured Concrete  |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | January 11th, 2025 |
| Days on Market | 80                 |
| Zoning         | R-CG               |

### **Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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