

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

MLS® #A2187021

**\$569,900**

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

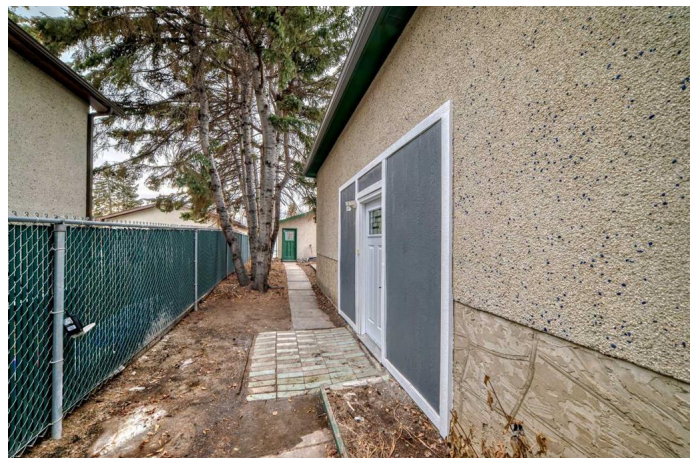
Dover, Calgary, Alberta

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
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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	81
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX House of Real Estate
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