



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3407 30A Avenue, Calgary T2B 0H7**

MLS®#: **A2178623**

Area: **Dover**

Listing Date: **11/12/24**

List Price: **\$515,999**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1970**

Lot Information

Lot Sz Ar: **4,801 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Lawn,Landscaped,Level,Rectangular Lot**  
Park Feat: **Carport,Double Garage Detached**

DOM

**9**

Layout

Beds: **5 (3 2 )**  
Baths: **2.0 (2 0)**  
Style: **Bungalow**

Parking

Ttl Park: **3**  
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Central,Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Private Yard**

Construction: **Aluminum Siding ,Stucco**  
Flooring: **Ceramic Tile,Hardwood,Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Electric Stove,Freezer,Gas Range,Refrigerator,Washer/Dryer**  
Int Feat: **No Smoking Home,Separate Entrance**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>4pc Bathroom</b>	<b>Main</b>	<b>10`2" x 6`6"</b>
<b>Bedroom</b>	<b>Main</b>	<b>13`9" x 7`10"</b>
<b>Dining Room</b>	<b>Main</b>	<b>12`1" x 7`8"</b>
<b>Living Room</b>	<b>Main</b>	<b>12`1" x 8`5"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>12`10" x 13`7"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Bedroom</b>	<b>Main</b>	<b>12`1" x 8`3"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`2" x 11`11"</b>
<b>Kitchen</b>	<b>Main</b>	<b>10`7" x 15`3"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>7`5" x 4`11"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>11`9" x 12`9"</b>

**Family Room  
Laundry**

**Basement  
Basement**

**11`9" x 16`9"  
12`10" x 9`1"**

**Kitchen**

**Basement**

**15`6" x 8`1"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-C1**

**6716JK**

Remarks

Pub Rmks: **Welcome to 3407 30A Avenue SE, a beautifully maintained family home that radiates pride of ownership, from the moment you step inside, you will notice the gleaming hardwood floors throughout the living room and all three bedrooms on the main level. Bright and inviting, the sunny south facing deck is perfect for enjoying your morning coffee. A full 3-piece bathroom completes the main floor. The lower level offers great additional space with two additional bedrooms, kitchen, 3-piece bathroom, a spacious family room, and a convenient laundry room. Outside, you will find ample parking with an oversized double detached garage and a covered carport for extra convenience. This property is not only an inviting family home but also an excellent investment opportunity. It has previously rented for \$1,800 (upper level) and \$1,400 (basement) per month, bringing in \$3,200 total. With a new roof installed in 2017 on both the home and garage, it is ready for you to move in or renovate to increase its value further. Located within walking distance to schools and playgrounds, this home is a must see. Book your private showing today!**

Inclusions:  
Property Listed By: **N/A  
eXp Realty**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**











