



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3246 30A Avenue, Calgary T2B 0H4**

MLS® #: **A2187021**

Area: **Dover**

Listing Date: **01/11/25**

List Price: **\$588,888**

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: **5,801 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Landscaped,Level,Rectangular Lot**  
Park Feat: **Double Garage Detached**

DOM

**11**  
Layout  
Beds: **5 (3 2 )**  
Baths: **2.5 (2 1)**  
Style: **Bi-Level**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Mid Efficiency,Natural Gas**  
Sewer:  
Ext Feat: **Balcony**

Construction: **Stucco**  
Flooring: **Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked**  
Int Feat: **Vinyl Windows**  
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	14`3" x 8`8"
Kitchen	Main	10`0" x 8`1"
Bedroom	Main	9`7" x 7`11"
2pc Ensuite bath	Main	0`0" x 0`0"
Family Room	Basement	12`9" x 14`7"
Bedroom	Basement	11`3" x 9`5"
4pc Bathroom	Basement	0`0" x 0`0"

Room	Level	Dimensions
Dining Room	Main	7`10" x 14`3"
Bedroom - Primary	Main	9`7" x 13`1"
Bedroom - Primary	Main	9`10" x 13`5"
4pc Bathroom	Main	0`0" x 0`0"
Kitchen	Basement	8`6" x 11`0"
Bedroom	Basement	8`11" x 9`9"

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-CG**

**6716JK**

Remarks

Pub Rmks: **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!**

Inclusions: **Basement appliances**  
Property Listed By: **RE/MAX House of Real Estate**

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















