

\$589,000 - 3456 31a Avenue Se, Calgary

MLS® #A2196770

\$589,000

3 Bedroom, 2.00 Bathroom, 1,652 sqft

Residential on 0.11 Acres

Dover, Calgary, Alberta

GREAT INVESTMENT PROPERTY. Live up and rent down. NEW LEGAL SUITE completed 2025. Home has undergone extensive reno's in the past year. New roof in 2024, 2 new furnaces and hot water tanks in 2024. Live up or rent out the upstairs. Basement suite has separate entrance. Upstairs and basement have separate laundry rooms. New counter tops, flooring, doors and bathrooms. Open floor concept. Front yard opens up to a tree lined pathway and the south facing backyard offers unique outdoor potential. New fencing was put up last year. Lots of room for the kids to play or for you to entertain. Close to transportation, schools, daycare and shopping. Don't miss out on this great opportunity.

Built in 1970

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2196770 |
| Price | \$589,000 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,652 |
| Acres | 0.11 |
| Year Built | 1970 |
| Type | Residential |
| Sub-Type | Detached |



| | |
|--------|----------|
| Style | Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 3456 31a Avenue Se |
| Subdivision | Dover |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2B0J1 |

Amenities

| | |
|----------------|---------------------|
| Parking Spaces | 4 |
| Parking | Alley Access, Stall |

Interior

| | |
|-------------------|-----------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Kitchen Island, Open Floorplan, Separate Entrance |
| Appliances | Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Has Basement | Yes |
| Basement | Exterior Entry, Finished, Full, Suite |

Exterior

| | |
|-------------------|----------------------------------------------|
| Exterior Features | Private Yard, Fire Pit |
| Lot Description | Back Lane, Back Yard, Level, Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------------|
| Date Listed | February 28th, 2025 |
| Days on Market | 76 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|------------------------------|
| Listing Office | TREC The Real Estate Company |
|----------------|------------------------------|

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