

\$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 Fire Pit, Private Yard
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 39
Zoning R-CG

Listing Details

Listing Office TREC The Real Estate Company

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and

the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.