

\$525,000 - 3456 31a Avenue Se, Calgary

MLS® #A2234785

\$525,000

3 Bedroom, 2.00 Bathroom, 903 sqft

Residential on 0.11 Acres

Dover, Calgary, Alberta

PRICED TO SELL!!! GREAT INVESTMENT PROPERTY. Live up and rent down, what a great mortgage helper. **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. 2 bedrooms on the main floor, 1 bedroom plus flex room in the basement. Great opportunity to live on the main floor and rent out the basement. Basement suite has separate entrance which provides for added privacy. Basement currently rented for \$1300 per month. 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. Has a fire pit in the back yard. Close to transportation, schools, daycare and shopping. Don't miss out on this great opportunity. Contact us to schedule a viewing.

Built in 1970

Essential Information

MLS® #	A2234785
Price	\$525,000
Bedrooms	3
Bathrooms	2.00



Full Baths	2
Square Footage	903
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, Refrigerator, Stove(s), Washer, Window Coverings, Microwave Hood Fan
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Exterior Entry, 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	June 26th, 2025
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Days on Market	43
Zoning	R-CG

Listing Details

Listing Office	TREC The Real Estate Company
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