

**3921 30 Avenue SE**  
**Calgary, Alberta**

**MLS # A2247287**



**\$380,000**

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Dover                  |               |                   |
| <b>Type:</b>     | Residential/Five Plus  |               |                   |
| <b>Style:</b>    | 2 Storey               |               |                   |
| <b>Size:</b>     | 1,029 sq.ft.           | <b>Age:</b>   | 1972 (53 yrs old) |
| <b>Beds:</b>     | 3                      | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Single Garage Attached |               |                   |
| <b>Lot Size:</b> | 0.06 Acre              |               |                   |
| <b>Lot Feat:</b> | Back Yard              |               |                   |

|                    |                                                    |                   |      |
|--------------------|----------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                                         | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Vinyl                                              | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                    | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full, Suite                              | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                           | <b>Zoning:</b>    | M-C1 |
| <b>Foundation:</b> | Poured Concrete                                    | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Laminate Counters, No Animal Home, No Smoking Home |                   |      |

**Inclusions:** GARRAGE CONTRO

**BIG SAVINGS - NO CONDO FEES!!** Don't miss this opportunity to own a well-kept, move-in ready home in a fantastic location close to all amenities. Offering over 1,400 sq.ft. of living space, this home features 3 spacious bedrooms on the main and upper levels, plus a 4th bedroom in the fully finished basement, along with 2 full bathrooms. The main floor boasts a bright, open living room and a functional kitchen with eating area—perfect for family meals or entertaining. Downstairs, the fully finished basement offers even more living space, including a recreation room, bedroom, kitchenette, second full bathroom, and laundry room with washer and dryer included—ideal for a teen suite, guest space, or extended family. Outside, enjoy the convenience of an oversized single garage and a location just steps from schools, parks, shopping, and public transit. Perfect for first-time buyers, investors, or a growing family, this home offers exceptional value—and best of all, no condo fees!