

3456 31A Avenue SE  
Calgary, Alberta

MLS # A2196770



**\$589,000**

<b>Division:</b>	Dover		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,652 sq.ft.	<b>Age:</b>	1970 (55 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Stall		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, Open Floorplan, Separate Entrance		

**Inclusions:** N/A

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.