

# \$549,900 - 3456 31a Avenue Se, Calgary

MLS® #A2234785

**\$549,900**

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. 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. Has a fire pit in the back yard. Close to transportation, schools, daycare and shopping. Don't miss out on this great opportunity.

Built in 1970

## Essential Information

MLS® #	A2234785
Price	\$549,900
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, 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	June 26th, 2025
Days on Market	4
Zoning	R-CG

### Listing Details

Listing Office	TREC The Real Estate Company
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