

# \$465,000 - 3228 31a Avenue Se, Calgary

MLS® #A2239288

**\$465,000**

4 Bedroom, 2.00 Bathroom, 836 sqft

Residential on 0.11 Acres

Dover, Calgary, Alberta

This beautifully updated bungalow is the perfect opportunity to step into homeownership at an accessible price point. Thoughtfully renovated throughout, this home blends character with modern convenience. The fully updated kitchen features ceiling-height cabinetry, quartz countertops, under-cabinet lighting, stainless steel appliances, and convenient pantry storage just down the hall. Durable flooring runs throughout the main floor, including all three bedrooms. Sliding doors add flexibility, with one bedroom previously used as a spacious dressing room. Enjoy year-round comfort and energy efficiency with high-end European tilt-and-turn windows - designed to swing inward or tilt for ventilation while offering superior insulation. The finished basement includes a fourth bedroom with updated window, a cozy family room with wood-burning fireplace, additional flex room, and a roughed-in bathroom (toilet is functional; additional materials are included). High-efficiency furnace and more! Sitting on a generous 125-foot deep lot, the backyard is a sunny, south-facing retreat - complete with interlocking brick patio and plenty of space to personalize your landscaping vision. The OVERSIZED 27' x 24' double detached garage is heated with its own furnace, ideal for a workshop or year-round parking. Located on a quiet street in a super convenient neighbourhood, this home is a true hidden gem. Don't miss out - visit our OPEN



HOUSE on Sunday, July 27th, from 12â€“2  
PM!

Built in 1970

### Essential Information

MLS® #	A2239288
Price	\$465,000
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	836
Acres	0.11
Year Built	1970
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	3228 31a Avenue Se
Subdivision	Dover
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 0H9

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Built-in Features, Quartz Counters
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Basement, Wood Burning
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Rain Barrel/Cistern(s)
Lot Description	Front Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 26th, 2025
Days on Market	20
Zoning	R-CG

### **Listing Details**

Listing Office	Century 21 Masters
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