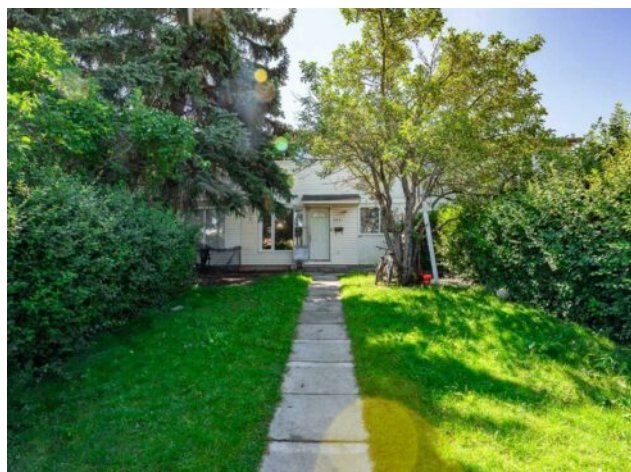


3921 30 Avenue SE  
Calgary, Alberta

MLS # A2247287



**\$380,000**

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

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	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!