



# 3407 30A Avenue Calgary Alberta

\$502,999

Welcome to 3407 30A Avenue SE, a beautifully maintained family home that radiates pride of ownership, from the moment you step inside, you will notice the gleaming hardwood floors throughout the living room and all three bedrooms on the main level. Bright and inviting, the sunny south facing deck is perfect for enjoying your morning coffee. A full 3-piece bathroom completes the main floor. The lower level offers great additional space with two additional bedrooms, kitchen, 3-piece bathroom, a spacious family room, and a convenient laundry room. Outside, you will find ample parking with an oversized double detached garage and a covered carport for extra convenience. This property is not only an inviting family home but also an excellent investment opportunity. It has previously rented for \$1,800 (upper level) and \$1,400 (basement) per month, bringing in \$3,200 total. With a new roof installed in 2017 on both the home and garage, it is ready for you to move in or renovate to increase its value further. Located within walking distance to schools and playgrounds, this home is a must see. Book your private showing today! (id:6769)

4pc Bathroom 7.42 Ft x 4.92 Ft  
Bedroom 12.83 Ft x 13.58 Ft  
Bedroom 11.75 Ft x 12.75 Ft  
Family room 11.75 Ft x 16.75 Ft  
Kitchen 15.50 Ft x 8.08 Ft  
Laundry room 12.83 Ft x 9.08 Ft  
4pc Bathroom 10.17 Ft x 6.50 Ft

Bedroom 12.08 Ft x 8.25 Ft  
Bedroom 13.75 Ft x 7.83 Ft  
Primary Bedroom 12.17 Ft x 11.92 Ft  
Dining room 12.08 Ft x 7.67 Ft  
Kitchen 10.58 Ft x 15.25 Ft  
Living room 12.08 Ft x 8.42 Ft

Listing Presented By:



Originally Listed by:  
eXp Realty



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