



## 3238 30A Avenue Calgary Alberta

\$476,000

Welcome to this delightful 3-bedroom home, set on an exceptionally large lot that offers abundant space and privacy. Inside you'll find a bright open kitchen and a spacious family room. Downstairs features a large open recreation room and the third bedroom offering additional living space and flexibility. Step outside to a beautiful, expansive backyard adorned with mature trees, providing ample shade and a serene atmosphere, perfect for enjoying summer days on the large split-level deck, updated in 2012. The double detached garage, located at the back of the property has ample space and is equipped with a smart garage door opener. Recent updates include a roof replacement in 2015. The home faces 30th Ave, providing easy access to major road routes and public transit, making your commute to downtown a breeze. Situated near Valleyview Park, this home offers easy access to a natural reserve with walking and biking paths, sports fields, and an off-leash dog area. The proximity to shopping centers, schools, and numerous amenities makes this home an ideal choice for families and individuals alike. Additionally, plans have been announced for the construction of a new \$3M+ specialized public park in the community. This property presents a fantastic investment opportunity given its desirable location and lot size. (id:6769)

Recreational, Games room 22.08 Ft x 18.17 Ft

Bedroom 11.08 Ft x 10.92 Ft

Furnace 11.17 Ft x 13.58 Ft

Living room 14.08 Ft x 11.50 Ft

Kitchen 11.08 Ft x 12.67 Ft

Primary Bedroom 12.75 Ft x 11.42 Ft

Bedroom 11.08 Ft x 8.08 Ft

4pc Bathroom 11.08 Ft x 5.00 Ft

Listing Presented By:



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**RE/MAX Realty Professionals**

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