



3431 30A Avenue Calgary Alberta

\$419,000

An exceptional opportunity for homeowners, investors, or developers alike. This family-friendly bungalow is filled with natural light and offers outstanding flexibility in a prime, established neighbourhood—just minutes from downtown, shopping, schools, transit, and recreation including swimming pools and tennis courts. Recently updated vinyl plank flooring runs throughout the main living areas and all bedrooms on both the main floor and basement, enhancing durability, style, and low-maintenance living. The main floor features three bright bedrooms, a full 4-piece bathroom, and a spacious kitchen with direct access to a front balcony—perfect for morning coffee or relaxing evenings. The main floor features three bright bedrooms, a full 4-piece bathroom, and a spacious kitchen with direct access to a front balcony—perfect for morning coffee or relaxing evenings. The fully developed basement has its own separate entrance and includes a large family room, an oversized bedroom with an egress window, a 3-piece bathroom, and additional space ideal for a home office, gym, or storage. This versatile layout is well suited for extended family living or potential rental income. Outside, the property is complete with an oversized single garage featuring a newer roof, overhead door, and opener, plus two additional parking stalls—offering ample space for guests or even an RV. Smart, affordable, and highly adaptable, this property presents a rare opportunity in a sought-after location. Book your private showing today. (id:6769)

Family room 12.33 Ft x 13.25 Ft
Kitchen 9.67 Ft x 11.42 Ft
3pc Bathroom 4.92 Ft x 7.83 Ft
Laundry room 7.25 Ft x 9.42 Ft
Storage 5.83 Ft x 7.92 Ft
Bedroom 14.83 Ft x 16.42 Ft
Furnace 6.17 Ft x 12.92 Ft

Living room 14.75 Ft x 12.67 Ft
Eat in kitchen 11.67 Ft x 12.00 Ft
4pc Bathroom 5.00 Ft x 11.67 Ft
Bedroom 8.42 Ft x 9.33 Ft
Bedroom 7.83 Ft x 12.67 Ft
Primary Bedroom 11.17 Ft x 11.58 Ft

Listing Presented By:



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eXp Realty

<https://www.sampatel.ca/>

RE/MAX Realty Professionals

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