

# \$368,800 - 3613 29a Avenue Se, Calgary

MLS® #A2217063

**\$368,800**

3 Bedroom, 1.00 Bathroom, 612 sqft

Residential on 0.09 Acres

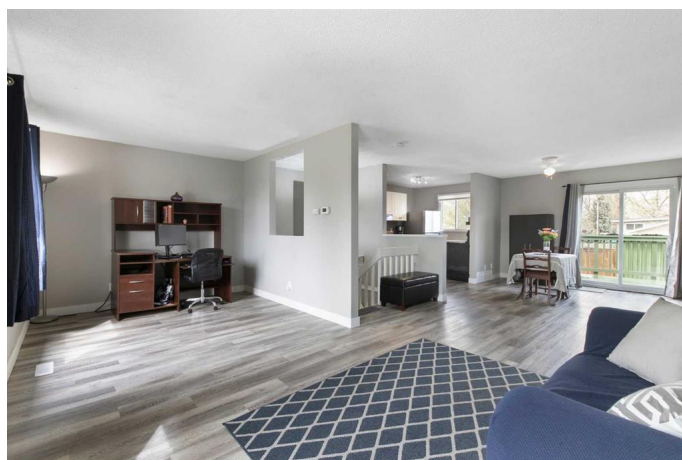
Dover, Calgary, Alberta

This upgraded half-duplex in Dover offers almost 1100 sf of developed living space, featuring fresh paint and new luxury vinyl plank flooring throughout both levels. The bright, open-concept main floor includes a spacious living and dining area with dual sliding patio doors that lead to a large deck – perfect for relaxing or entertaining – and a private, fenced backyard. Downstairs, you™ find three comfortable bedrooms, a walk-in closet, a 4-piece bathroom, and convenient storage. At the rear, an asphalt parking pad accommodates up to three vehicles. Located just steps from transit with direct access to the Franklin LRT Station, this home is also close to shops, restaurants, several schools, and parks – including the popular Valleyview Park, with its spray park, ball diamonds, beach volleyball courts, and scenic pond. Golfers will love the quick access to Inglewood Golf Club, and major thoroughfares such as Peigan and Deerfoot Trails are easily accessible. Be sure to check out the Virtual Tour and book your private showing today!

Built in 1971

## Essential Information

MLS® #	A2217063
Price	\$368,800
Bedrooms	3
Bathrooms	1.00



Full Baths	1
Square Footage	612
Acres	0.09
Year Built	1971
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

### **Community Information**

Address	3613 29a Avenue Se
Subdivision	Dover
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 0G1

### **Amenities**

Parking Spaces	3
Parking	Off Street, Parking Pad, Rear Drive, Asphalt

### **Interior**

Interior Features	Ceiling Fan(s), Chandelier, Laminate Counters, No Smoking Home, Open Floorplan, Master Downstairs
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Rectangular Lot
Roof	Shingle, Flat, Rolled/Hot Mop
Construction	Wood Frame, Aluminum Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 15th, 2025
Days on Market	32
Zoning	R-CG

## **Listing Details**

Listing Office	Royal LePage Benchmark
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