

# \$499,000 - 3012 30 Avenue Se, Calgary

MLS® #A2250340

**\$499,000**

3 Bedroom, 1.00 Bathroom, 891 sqft

Residential on 0.14 Acres

Dover, Calgary, Alberta

Welcome to this charming original-owner home in the heart of Dover, perfectly situated for families who love the outdoors and an active lifestyle. Nestled on the edge of the block with green space and walking/bike paths along the side, this property offers unbeatable access to nature.

Imagine sipping your morning coffee in the garden, picking fresh apples or saskatoon berries from your own yard, all while watching your kids play just across the street in the community playground, sports field, or hockey rink. With Calgary's best outdoor Beach Volleyball Association courts steps away, plus multiple schools, the community centre, and a golf course nearby, there's no shortage of activities for the whole family.

The home itself features 3 bedrooms, a 4-piece bath, a double attached garage, and an RV paved parking spot. The separate entrance leads to a spacious basement with a large recreation room, perfect for movie nights, a home gym, or a play area. Gardeners will appreciate the multiple garden beds ready for your personal touch, while the mature apple tree and saskatoon berry bush make summer evenings extra special.

Only 10 minutes from downtown, this home combines convenience, community, and outdoor fun in a way that's hard to beat.



Built in 1971

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2250340    |
| Price          | \$499,000   |
| Bedrooms       | 3           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 891         |
| Acres          | 0.14        |
| Year Built     | 1971        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 3012 30 Avenue Se |
| Subdivision | Dover             |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2B 0G7           |

## Amenities

|                |                                                                                                                                                                                          |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 5                                                                                                                                                                                        |
| Parking        | Alley Access, Double Garage Detached, Garage Door Opener, RV Access/Parking, Stall, 220 Volt Wiring, Additional Parking, Enclosed, Gated, Garage Faces Side, Plug-In, Workshop in Garage |
| # of Garages   | 2                                                                                                                                                                                        |

## Interior

|                   |                                                                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Central Vacuum, No Smoking Home, Separate Entrance, Storage, Bar                                                                                 |
| Appliances        | Dishwasher, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Convection Oven, Freezer, Portable Dishwasher, Water Softener |
| Heating           | Fireplace(s), Forced Air, Natural Gas, Wood                                                                                                                      |
| Cooling           | None                                                                                                                                                             |
| Fireplace         | Yes                                                                                                                                                              |

|                 |                                                                           |
|-----------------|---------------------------------------------------------------------------|
| # of Fireplaces | 1                                                                         |
| Fireplaces      | Blower Fan, Decorative, Wood Burning, Basement, Brick Facing, Circulating |
| Has Basement    | Yes                                                                       |
| Basement        | Finished, Full, Exterior Entry, Crawl Space, Walk-Up To Grade             |

## Exterior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Exterior Features | Garden, Private Yard, Storage, Rain Barrel/Cistern(s), RV Hookup                                          |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Close to Clubhouse, Front Yard, Lawn, See Remarks, Garden, Other |
| Roof              | Asphalt                                                                                                   |
| Construction      | Stucco, Vinyl Siding                                                                                      |
| Foundation        | Poured Concrete                                                                                           |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 26th, 2025 |
| Days on Market | 68                |
| Zoning         | R-CG              |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | Keller Williams BOLD Realty |
|----------------|-----------------------------|

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