

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

MLS® #A2217063

**\$368,800**

3 Bedroom, 1.00 Bathroom, 612 sqft

Residential on 0.09 Acres

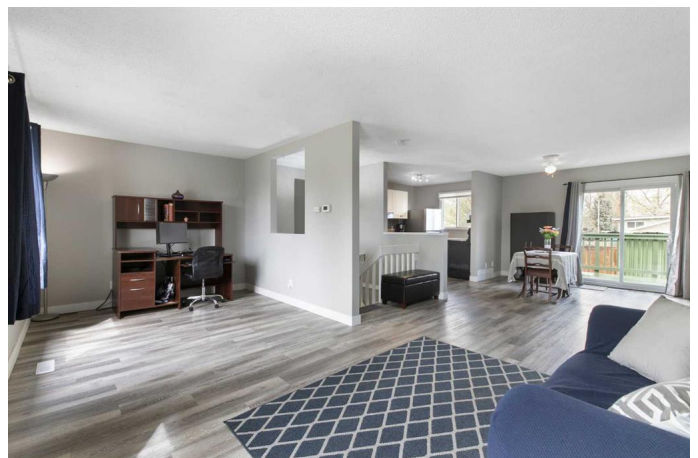
Dover, Calgary, Alberta

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’ll 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 | 26             |
| Zoning         | R-CG           |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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