



**3405 35 Avenue SE**  
**Calgary, Alberta**

**MLS # A2308192**



**\$430,000**

<b>Division:</b>	Dover		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	998 sq.ft.	<b>Age:</b>	1975 (51 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Storage		

**Inclusions:** 2 Refrigerators; 1 Electric Range;

Attention investors and first time home buyers! This is an excellent opportunity to own a cash-flowing duplex offering strong rental potential and long-term stability. Featuring 3 bedrooms and 3 bathrooms across 1,910 sq. ft. of living space, this property is ideal for investors seeking immediate income. Located in the desirable community of Dover, this neighborhood is known for its quiet, tranquil streets and welcoming atmosphere. Residents enjoy an abundance of well-distributed green spaces, with numerous parks nearby, perfect for outdoor activities and adding to the area's overall appeal. Freshly painted and well-maintained, the home includes a spacious main floor with 2 bedrooms, a 4-piece bathroom, and a bright, open-concept living and dining area. The kitchen is thoughtfully designed with stainless steel appliances, a tiled backsplash, double sink, and ample white cabinetry for a clean, modern feel. The lower level offers two separate suites: one legal suite and one non-permitted. Additional features include a 4-car parking pad, adding convenience and value for tenants. Playground is nearby. Don't miss this turnkey investment opportunity with immediate cash flow and solid rental history!