



GRASSROOTS
REALTY GROUP

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4123 30 Avenue SE
Calgary, Alberta

MLS # A2333543



\$575,000

Division:	Dover		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,060 sq.ft.	Age:	1970 (56 yrs old)
Beds:	5	Baths:	2
Garage:	Oversized, Single Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane		

Heating: Forced Air, Natural Gas

Floors: Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Wood Frame

Foundation: Poured Concrete

Features: Quartz Counters, Separate Entrance

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: All Blinds, All Curtain Rods, Range Hood x2, Refrigerator x2, Microwave x2, Gas Stove, Electric Stove, Washer, Dryer.

Welcome to this beautifully renovated bungalow offering over 2,000 sq. ft. of developed living space in an incredible location directly across from a LARGE PARK. With 5 bedrooms, 2 full bathrooms, and a fully separate ILLEGAL BASEMENT SUITE this home is ideal for families, multigenerational living, or buyers looking for extra space and flexibility. Step inside to a bright and welcoming main floor featuring a spacious living room, a functional kitchen with plenty of cabinetry and a gas stove, a dedicated dining area, three generously sized bedrooms, and a full bathroom. The fully developed lower level features a 2 bedroom illegal basement suite with its own SEPARATE PRIVATE ENTRANCE, a full kitchen, spacious living area, two bedrooms, and a full bathroom. Whether you're accommodating extended family or looking to help offset your monthly housing costs, this thoughtfully designed space offers excellent flexibility. One of the home's standout features is the shared laundry area, thoughtfully located so both the upper and lower living spaces have access without either occupant needing to enter the other's suite, providing added privacy and convenience. Outside, you'll love the brand new oversized front deck, the perfect place to enjoy your morning coffee, relax after a long day, or host family dinners while overlooking the beautiful park across the street. The backyard offers plenty of room to enjoy and is complemented by an oversized detached single garage with additional off street parking. Located just minutes from schools, playgrounds, shopping, public transit, and major roadways, this home offers exceptional value and versatility in an established neighbourhood.