



**GRASSROOTS**  
REALTY GROUP

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3116 39 Street SE  
Calgary, Alberta

MLS # A2341503

**\$529,000**

|           |                                                                        |        |                   |
|-----------|------------------------------------------------------------------------|--------|-------------------|
| Division: | Dover                                                                  |        |                   |
| Type:     | Residential/House                                                      |        |                   |
| Style:    | Bungalow                                                               |        |                   |
| Size:     | 987 sq.ft.                                                             | Age:   | 1972 (54 yrs old) |
| Beds:     | 5                                                                      | Baths: | 2                 |
| Garage:   | Single Garage Detached                                                 |        |                   |
| Lot Size: | 0.13 Acre                                                              |        |                   |
| Lot Feat: | Back Lane, Front Yard, Landscaped, Low Maintenance Landscape, Rectangu |        |                   |

|             |                                   |            |      |
|-------------|-----------------------------------|------------|------|
| Heating:    | Forced Air, Natural Gas           | Water:     | -    |
| Floors:     | Carpet, Linoleum                  | Sewer:     | -    |
| Roof:       | Asphalt Shingle                   | Condo Fee: | -    |
| Basement:   | Full                              | LLD:       | -    |
| Exterior:   | Vinyl Siding                      | Zoning:    | R-CG |
| Foundation: | Poured Concrete                   | Utilities: | -    |
| Features:   | Built-in Features, Ceiling Fan(s) |            |      |

Inclusions: 2 Refrigerator

Welcome to this EXTENSIVELY RENOVATED BUNGALOW in the desirable community of Dover! This striking detached home greets you with a beautifully landscaped front yard. Inside, the OPEN-CONCEPT MAIN FLOOR is filled with natural light from LARGE WINDOWS throughout, featuring a MODERN WHITE KITCHEN with STAINLESS STEEL APPLIANCES and generous counter space. The main level offers SPACIOUS LIVING AND DINING AREAS, THREE BEDROOMS, and a LARGE 4-PIECE BATHROOM. In the basement, a FULLY FINISHED ILLEGAL SUITE with SEPARATE EXTERIOR ENTRY offers an OPEN-CONCEPT LIVING AREA, a FULL KITCHEN with white cabinetry and STAINLESS STEEL APPLIANCES, TWO ADDITIONAL BEDROOMS, a 4-PIECE BATHROOM, and IN-SUITE WASHER/DRYER &mdash; ideal for extended family or potential rental income. Outside, enjoy a PRIVATE, FENCED YARD with a SINGLE DETACHED GARAGE at the rear. Located close to parks, playgrounds, schools, shopping, golf, and walking/bike paths, with BACK LANE ACCESS and STREET LIGHTING throughout this well-connected Calgary community.