587-899-3773
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3116 39 Street SE
Calgary, Alberta

MLS # A2341503

$524,000

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 — 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.

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