

# \$520,000 - 3012 30 Avenue Se, Calgary

MLS® #A2250340

**\$520,000**

3 Bedroom, 1.00 Bathroom, 891 sqft

Residential on 0.14 Acres

Dover, Calgary, Alberta

OPEN HOUSE: AUG 30 & 31 from 1-3 PM.

Welcome to this charming original-owner home in the heart of Dover, perfectly situated for families who love the outdoors and an active lifestyle. Nestled on the edge of the block with green space and walking/bike paths along the side, this property offers unbeatable access to nature.

Imagine sipping your morning coffee in the garden, picking fresh apples or saskatoon berries from your own yard, all while watching your kids play just across the street in the community playground, sports field, or hockey rink. With Calgary's best outdoor Beach Volleyball Association courts steps away, plus multiple schools, the community centre, and a golf course nearby, there's no shortage of activities for the whole family.

The home itself features 3 bedrooms, a 4-piece bath, a double attached garage, and an RV paved parking spot. The separate entrance leads to a spacious basement with a large recreation room, perfect for movie nights, a home gym, or a play area. Gardeners will appreciate the multiple garden beds ready for your personal touch, while the mature apple tree and saskatoon berry bush make summer evenings extra special.

Only 10 minutes from downtown, this home combines convenience, community, and outdoor fun in a way that's hard to beat.



Built in 1971

## Essential Information

MLS® #	A2250340
Price	\$520,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	891
Acres	0.14
Year Built	1971
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	3012 30 Avenue Se
Subdivision	Dover
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 0G7

## Amenities

Parking Spaces	5
Parking	220 Volt Wiring, Additional Parking, Alley Access, Double Garage Detached, Enclosed, Garage Door Opener, Garage Faces Side, Gated, RV Access/Parking, Stall, Workshop in Garage, Plug-In
# of Garages	2

## Interior

Interior Features	Bar, Ceiling Fan(s), Central Vacuum, No Smoking Home, Separate Entrance, Storage
Appliances	Dishwasher, Freezer, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Convection Oven, Portable Dishwasher, Water Softener
Heating	Fireplace(s), Forced Air, Natural Gas, Wood
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Basement, Blower Fan, Brick Facing, Decorative, Wood Burning, Circulating
Has Basement	Yes
Basement	Crawl Space, Exterior Entry, Finished, Full, Walk-Up To Grade

## Exterior

Exterior Features	Garden, Private Yard, RV Hookup, Storage, Rain Barrel/Cistern(s)
Lot Description	Back Yard, Backs on to Park/Green Space, Close to Clubhouse, Front Yard, Garden, Lawn, Other, See Remarks
Roof	Asphalt
Construction	Stucco, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	August 26th, 2025
Days on Market	1
Zoning	R-CG

## Listing Details

Listing Office	Keller Williams BOLD Realty
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