

\$409,000 - 3431 35 Avenue Se, Calgary

MLS® #A2260935

\$409,000

4 Bedroom, 2.00 Bathroom, 990 sqft

Single Family on 0.74 Acres

Dover, Calgary, Alberta

This fully finished bi-level 1/2 duplex is a terrific opportunity to build equity either as a home owner or an investor. Fantastic rental potential! In the bright and sunny main level you'll find a spacious and open combined living and dining area with a separate kitchen. 2 good sized bedrooms and a full bath are down the hall. The fully finished basement has a great size recreation area plus 2 more bedrooms and a full bath making this the perfect space for your teenagers, room mates or guests. Plenty of storage and laundry facilities as well. In the back yard you'll enjoy back alley access with the opportunity to add a garage. A nice size storage shed is perfect for storing all of your tools & outdoor toys. Recent upgrades included a furnace and hot water tank September 2025. The roof was done 8 years ago, and windows were done 10 to 12 years ago. This home is located on a quiet, tree lined non through road close to schools, shopping, transit and easy access to Deerfoot Trail. Become a home owner or build your investment portfolio today! Most of the home has been virtually staged. (id:6289)

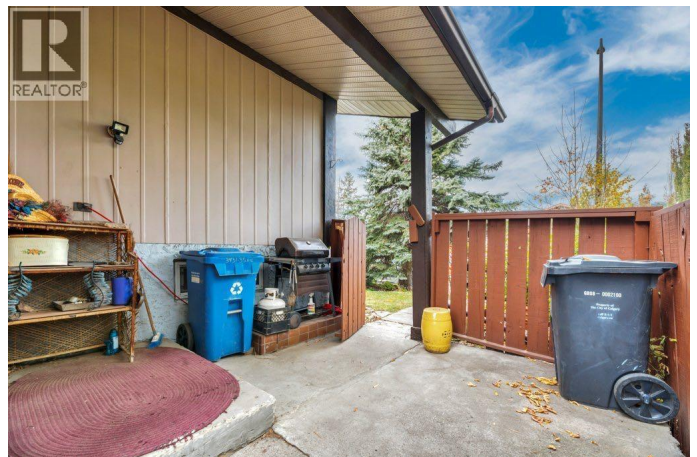
Built in 1975

Essential Information

Listing # A2260935

Price \$409,000

Bedrooms 4



Bathrooms	2.00
Square Footage	990
Acres	0.74
Year Built	1975
Type	Single Family
Sub-Type	Freehold
Style	Bi-level

Community Information

Address	3431 35 Avenue Se
Subdivision	Dover
City	Calgary
Province	Alberta
Postal Code	T2B2J4

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Back lane, Closet Organizers
Parking Spaces	3
Parking	Other

Interior

Appliances	Refrigerator, Window/Sleeve Air Conditioner, Dishwasher, Stove, Microwave, Hood Fan, Washer & Dryer
Heating	Forced air
Cooling	None
Has Basement	Yes

Exterior

Exterior	Wood siding
Exterior Features	Landscaped, Lawn
Foundation	Poured Concrete

Listing Details

Listing Office	RE/MAX Key
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Listing information last updated on October 14th, 2025 at 6:16am PDT