

3211 39 Street SE
Calgary, Alberta

MLS # A2174299



\$549,000

Division:	Dover		
Type:	Residential/House		
Style:	Bungalow		
Size:	987 sq.ft.	Age:	1970 (54 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Garage Door Opener, Heated Garage		
Lot Size:	0.12 Acre		
Lot Feat:	Reverse Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Metal Siding , Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Vinyl Windows		

Inclusions: STORAGE SHED

Clean and well-maintained bungalow in Dover. Located on a street with bus stops. The main floor features a large living room, kitchen, dining room, 3 bedrooms, and a full bath. There is a separate entrance leading down to the basement with an illegal suite, which includes one bedroom with a 3-piece ensuite, a large family room, and storage. At the rear, there is a patio and a double detached garage with a heater. The windows have been replaced with vinyl ones. The shingles on the house and garage were replaced in 2022. Mr. Clean lives here. Come view and make it your home.