

**4123 30 Avenue SE**  
**Calgary, Alberta**

**MLS # A2211710**



**\$599,900**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Dover  |               |                   |
| <b>Type:</b>     | Residential/House                                |               |                   |
| <b>Style:</b>    | Bungalow   |               |                   |
| <b>Size:</b>     | 1,059 sq.ft.                                     | <b>Age:</b>   | 1970 (55 yrs old) |
| <b>Beds:</b>     | 5  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Heated Garage, Oversized, Single Garage Detached |               |                   |
| <b>Lot Size:</b> | 0.09 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Lane  |               |                   |

|                    |  |                   |      |
|--------------------|--|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas                        | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Vinyl Plank                                    | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Separate/Exterior Entry, Finished, Full, Suite | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Asphalt, Wood Frame                            | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                | <b>Utilities:</b> | -    |
| <b>Features:</b>   | No Smoking Home                                |                   |      |

**Inclusions:** Gas Stove, Electric Stove, Range Hood x2, Built-in Refrigerators x2

FULLY RENOVATED HOME - 2 BEDROOM ILLEGAL BASEMENT SUITE - 2000+ SQFT OF LIVING SPACE - 5 BEDROOMS - 2 FULL BATHS - OVERSIZED DETACHED SINGLE GARAGE - STEPS FROM SCHOOLS & PARKS! Welcome to this FULLY RENOVATED HOME offering OVER 2000 SQFT OF functional living space in a family-friendly neighbourhood! The MAIN FLOOR features a bright living room, cozy dining area, and a well-equipped kitchen. There are 3 BEDROOMS ON THE MAIN LEVEL, 3PC BATHROOM AND ADDITIONAL STORAGE SPACE for convenience. Make your way to the BASEMENT, it is an ILLEGAL SUITE WITH SEPARATE ENTRANCE offering 2 BEDROOMS, A SPACIOUS REC/LIVING ROOM, 3PC BATHROOM, and A FULLY FUNCTIONAL KITCHEN. This HOME also offers an OVERSIZED SINGLE DETACHED GARAGE and a BACKYARD, ALL WITHIN WALKING DISTANCE TO SCHOOLS, PLAYGROUNDS AND PUBLIC TRANSIT! AMAZING VALUE FOR FIRST-TIME BUYERS OR INVESTORS!