# \$579,900 - 3042 31a Street Se, Calgary

MLS® #A2271381

# \$579,900

5 Bedroom, 2.00 Bathroom, 928 sqft Residential on 0.11 Acres

Dover, Calgary, Alberta

A Fantastic Investment Opportunity in Dover with immediate possession available. Welcome to 3042â€"31A Street SE, a well-maintained property offering exceptional income potential and a functional layout that appeals to both homeowners and investors alike. Step inside the spacious main floor, where you're greeted by gorgeous birch kitchen cabinetry that brings warmth and character to the home. The main level boasts an open, inviting floor plan with loads of countertop space and storage, plus a smart combination of durable ceramic tile flooring in the high-traffic areas and original oak hardwood in the bedroomsâ€"adding charm and longevity. The main floor windows were upgraded to vinyl years ago, enhancing energy efficiency and comfort throughout. This level remains a fully functioning three-bedroom layout, though the third bedroom has been enhanced with a convenient door leading directly to the back deck, offering flexibility for outdoor access, home office potential, or multi-generational living.

Downstairs, the earning potential truly shines. The illegal two-bedroom basement suite features a brand-new kitchen with new appliances, making it immediately attractive to tenants. Ceramic tile flooring continues through the suite, offering durability and easy maintenance. A well-appointed three-piece bathroom, "crackling fire" style space heater and separate laundry complete this income-boosting space.







Outside is where this property separates itself from the rest. The massive 26' x 24' double garage is a dream come true for mechanics, hobbyists, and woodworkers. With 9.5-foot ceilings, an 8-foot overhead door, LED lighting, and two skylights, it's the perfect year-round workshop. There's also a two-car paved parking pad, giving you even more secure off-street parking options. Located on a quiet pathway with no street traffic directly in front, this is an ideal setting for familiesâ€"kids can play up and down the walkway safely between the homes. You will apreciate this addresses proximity to parks, playgrounds, schools, as well as access to major roadways. 3042â€"31A Street SE offers unbeatable versatility, comfort, and income potential. Properties like this don't come up oftenâ€"don't miss your chance to make it yours!

#### Built in 1970

#### **Essential Information**

MLS® # A2271381 Price \$579.900

Bedrooms 5

Bathrooms 2.00

Full Baths 2

Square Footage 928

Acres 0.11

Year Built 1970

Type Residential

Sub-Type Detached

Style Bungalow

Status Active

## **Community Information**

Address 3042 31a Street Se

Subdivision Dover

City Calgary
County Calgary
Province Alberta
Postal Code T2B 0S9

#### **Amenities**

Parking Spaces 4

Parking Concrete Driveway, Double Garage Detached, Oversized, Parking Pad

# of Garages 2

## Interior

Interior Features Ceiling Fan(s), Central Vacuum, No Animal Home, Separate Entrance,

**Vinyl Windows** 

Appliances Dishwasher, Garburator, Gas Stove, Microwave Hood Fan, Refrigerator,

Washer/Dryer Stacked, Window Coverings

Heating Forced Air, Natural Gas, Mid Efficiency

Cooling None
Has Basement Yes
Basement Full

### **Exterior**

Exterior Features Private Yard

Lot Description Front Yard, Landscaped, Low Maintenance Landscape, Rectangular Lot

Roof Asphalt Shingle

Construction Stucco, Wood Frame, Aluminum Siding

Foundation Poured Concrete

#### **Additional Information**

Date Listed November 18th, 2025

Days on Market 2

Zoning R-CG

# **Listing Details**

Listing Office TREC The Real Estate Company

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.