

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

MLS® #A2260935

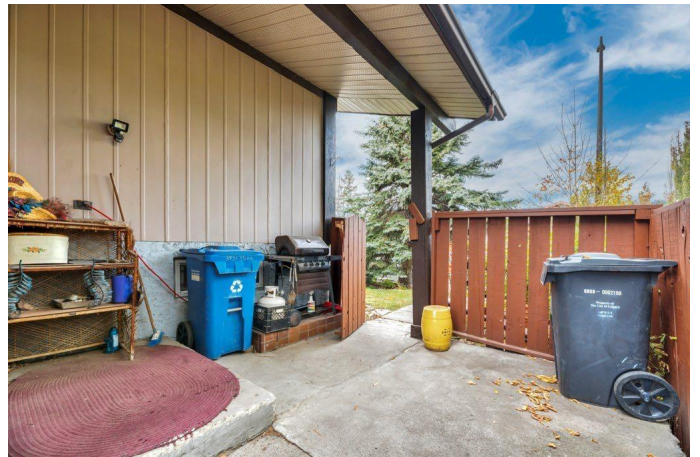
\$409,000

4 Bedroom, 2.00 Bathroom, 990 sqft

Residential 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.



Built in 1975

Essential Information

MLS® # A2260935

Price \$409,000

Bedrooms 4

Bathrooms	2.00
Full Baths	2
Square Footage	990
Acres	0.74
Year Built	1975
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

Community Information

Address	3431 35 Avenue Se
Subdivision	Dover
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 2J4

Amenities

Parking Spaces	3
Parking	Off Street

Interior

Interior Features	Closet Organizers
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Wall/Window Air Conditioner
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Rain Barrel/Cistern(s)
Lot Description	Back Lane, Back Yard, Landscaped, Lawn, Rectangular Lot, Front Yard
Roof	Asphalt Shingle
Construction	Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 11th, 2025
Days on Market	3
Zoning	R-CG

Listing Details

Listing Office	RE/MAX Key
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.