

\$399,900 - 3423 35 Avenue Se, Calgary

MLS® #A2262119

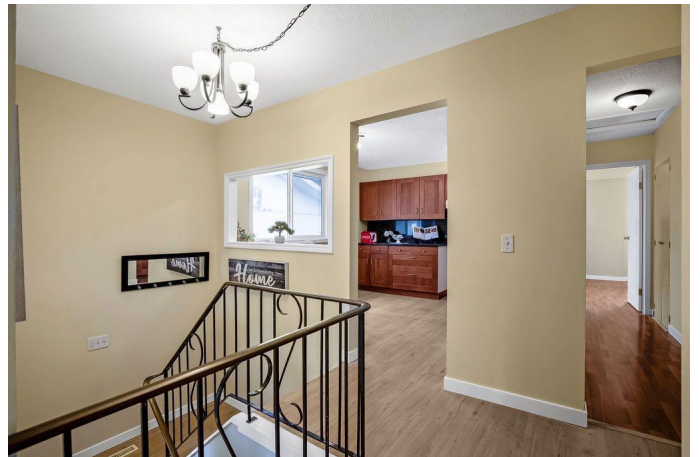
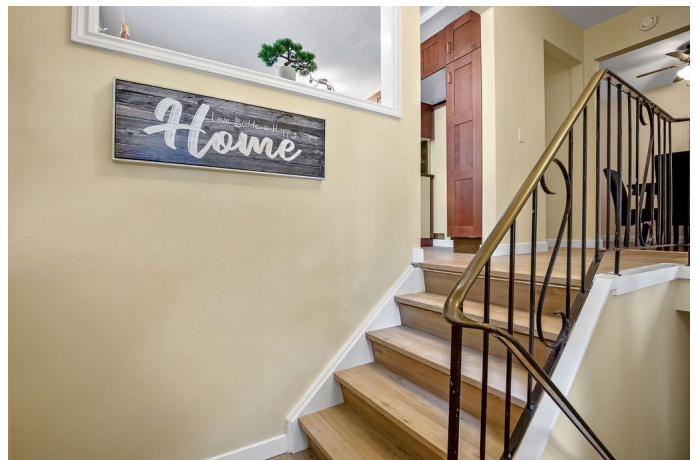
\$399,900

3 Bedroom, 2.00 Bathroom, 960 sqft

Residential on 0.07 Acres

Dover, Calgary, Alberta

Step into comfort, space, and style with this beautifully updated half duplex in the vibrant community of Dover. Boasting 1,920 sq ft of thoughtfully designed living space, this home is perfectly located just minutes from schools, shopping, transit, walking paths, off-leash dog parks, and offers unbeatable access to Deerfoot Trail and 17th Avenue! Within walking distance to the ridge, youâ€™ll love watching city fireworks light up the sky from your own neighbourhood! The main level welcomes you with an oversized primary bedroom that opens onto a large private porchâ€”your own quiet retreat for morning coffee or evening unwinding. The bright, functional kitchen features granite countertops and a breakfast bar, flowing seamlessly into open living and dining areas. A modern bathroom with walk-in shower completes the upper level. Downstairs, youâ€™ll find two additional bedrooms, a relaxing sauna, and a generous laundry room/hobby roomâ€”ideal for guests, a home office, or growing families. Recent upgrades include a new hot water tank (2023), fresh paint throughout and new flooring in the kitchen, dining, and living room. The sunny, south-facing backyard is full of potentialâ€”ready for your garden dreams, outdoor entertaining, or a place for kids and pets to play. With a flexible layout, thoughtful updates, and a location that puts everything within reach, this is the one youâ€™ve been waiting for! Book your private showing today!



Built in 1975

Essential Information

MLS® #	A2262119
Price	\$399,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	960
Acres	0.07
Year Built	1975
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

Community Information

Address	3423 35 Avenue Se
Subdivision	Dover
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 2J4

Amenities

Parking Spaces	1
Parking	Concrete Driveway, Parking Pad

Interior

Interior Features	Bookcases, Breakfast Bar, Ceiling Fan(s), Granite Counters, No Smoking Home, Sauna
Appliances	Dryer, Range Hood, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
-------------------	--------------

Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 3rd, 2025
Days on Market	1
Zoning	R-CG

Listing Details

Listing Office	The Real Estate District
----------------	--------------------------

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.