

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

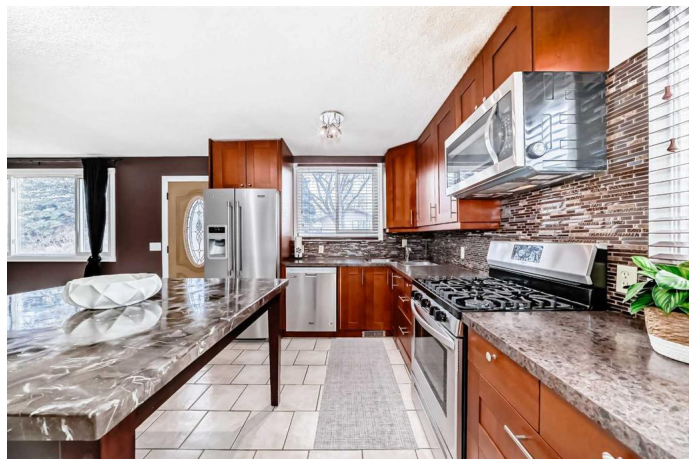
MLS® #A2271381

\$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 youâ€™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 families—kids can play up and down the walkway safely between the homes. You will appreciate this address's proximity to parks, playgrounds, schools, as well as access to major roadways. 3042 31A Street SE offers unbeatable versatility, comfort, and income potential. Properties like this don't come up often—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	3
Zoning	R-CG

Listing Details

Listing Office	TREC The Real Estate Company
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