4123 30 Avenue SE

Calgary | Active | MLS® A2352140

$545,000









Bedrooms	Bathrooms	Year Built	Living area
5	**2**	**1970**	**1,060.13 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX Landan Real Estate

A closer look

Flexibility, and a park-side setting come together in this beautifully renovated bungalow offering over 2,000 sq. ft. of developed living space! Perfectly positioned directly across from a LARGE PARK, this versatile home features 5 bedrooms, 2 full bathrooms, and a fully developed 2-BEDROOM ILLEGAL BASEMENT SUITE with a SEPARATE PRIVATE ENTRANCE; giving an excellent opportunity for families, multigenerational living, or buyers looking for added flexibility.

The bright and inviting main floor welcomes you with a spacious living room, a functional kitchen with ample cabinetry and a gas stove, a dedicated dining area, 3 bedrooms, and a full bathroom. The layout offers comfortable everyday living with room for the whole family.

Downstairs, the fully developed basement features a separate 2-bedroom illegal suite complete with its own private entrance, full kitchen, spacious living area, 2 bedrooms, and a full bathroom. The shared laundry area has been thoughtfully arranged to allow access from both living spaces without requiring either occupant to enter the other's suite, adding an extra layer of privacy and convenience.

Step outside and enjoy the BRAND NEW OVERSIZED FRONT DECK which is a fantastic spot for morning coffee, summer evenings, or entertaining while taking in the open views of the park right across the street! The backyard offers additional outdoor space, while the oversized detached single garage and extra off-street parking add everyday practicality.

Conveniently located close to schools, playgrounds, shopping, public transit, and major roadways, this home combines a desirable location with generous living space and exceptional versatility. Whether you're looking for room to grow, space for extended family, this is an opportunity worth seeing in person.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2352140
Bedrooms	5
Bathrooms	2
Year Built	1970
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo

Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	0
Num Illegal Suites:	1
Home Style:	Bungalow
Total Living Area:	1,060.13 sq. ft.
Below Grade Finished Area:	996.71 sq. ft.
Acreage:	No
Lot Area:	3,993 sq. ft.
Lot Frontage:	40'
Front Exposure:	North
Levels:	One
Total Rooms Above Grade:	6
Year built:	1970 (Age: 56)
Bedrooms:	5 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	3
Bedrooms Below Grade:	2
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	7382JK
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Wood Frame

Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Vinyl Plank
Cooling:	None, Rough-In
Fireplaces:	0
Garage:	Yes
Garage Spaces:	1
Parking:	Oversized, Single Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement
City Quadrant:	Southeast
Community:	Dover
Appliances:	Dryer, Electric Stove, Gas Stove, Microwave, Range Hood, Refrigerator, Washer
Inclusions:	All Blinds, All Curtain Rods, Range Hood x2, Refrigerator x2, Microwave x2, Gas Stove, Electric Stove, Washer, Dryer.
Restrictions:	Airspace Restriction
Main Floor	Bedroom · 12'2" × 8'8" ·
Main Floor	Bedroom · 14' × 7'10" ·
Main Floor	Dining Room · 10'7" × 6' ·
Main Floor	Kitchen · 10'7" × 9'3" ·
Main Floor	Living Room · 15'11" × 12'1" ·
Main Floor	Bedroom - Primary · 12'2" × 11'8" ·
Basement	Bedroom · 11'7" × 11'2" ·
Basement	Other · 5'4" × 3'5" ·

Basement	Bedroom · 13'8" × 9'5" ·
Basement	Kitchen · 14'8" × 9'9" ·
Basement	Game Room · 15'3" × 12'10" ·
Basement	Furnace/Utility Room · 15'11" × 10'11" ·
Title to Land:	Fee Simple
Community Features:	Playground, Schools Nearby, Shopping Nearby
Interior Features:	Quartz Counters, Separate Entrance
Exterior Features:	Private Yard
Patio And Porch Features:	Deck, Front Porch
Lot Features:	Back Lane
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone E
Zoning:	R-C1
Listed Date:	Oct 14, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/4123-30-avenue-se-calgary-a2352140/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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