

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

MLS® #A2262119

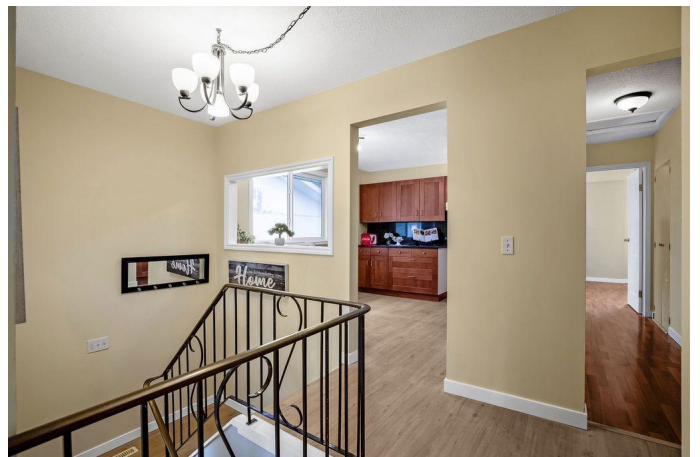
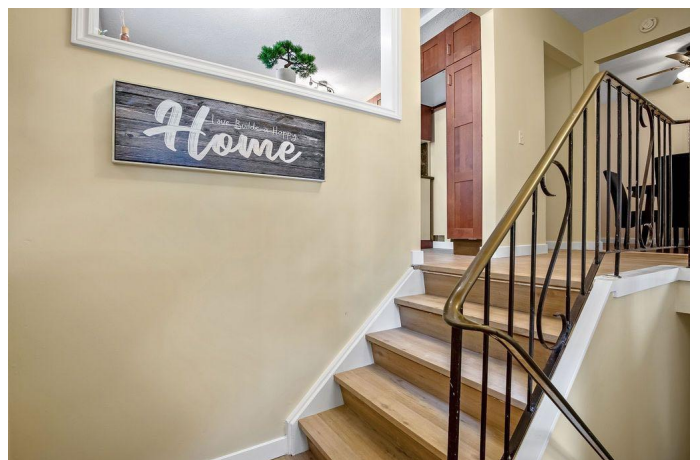
**\$399,900**

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 | Breakfast Bar, Ceiling Fan(s), Granite Counters, No Smoking Home, Bookcases, 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 | 12                |
| 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.