

# \$348,888 - 3116 39 Street Se, Calgary

MLS® #A2264539

**\$348,888**

4 Bedroom, 1.00 Bathroom, 966 sqft

Residential on 0.13 Acres

Dover, Calgary, Alberta

Charming Dover Bungalow with Endless Potential! 2025 Assessed value of this home is \$446,500 so this home is priced to sell. Step back in time with this lovingly maintained 1971 bungalow, proudly owned by the same family since it was built. Nestled on a spacious 5,877 sq. ft. lot, this property exudes warmth, character, and incredible potential for the right buyer.

Inside, youâ€™ll find 3 cozy bedrooms, a 4-piece bath, and a functional layout ready for your creative touch. The partially finished basement features built-in shelving â€“ perfect for storage or a future recreation area.

Outside, enjoy the large fenced back yard, ideal for kids, pets, or summer gatherings. A single detached garage, two workshops, and a greenhouse add practicality and versatility for hobbyists or gardeners.

Major updates have already been handled â€“ including a brand new sewer and water line to the property (\$30K value) with a lifespan of approximately 50 years, a new C-trap, a 5-year-old furnace, and a roof replaced in 2017.

With front and side entrances, this home offers great possibilities for a secondary suite (subject to city approval).

Prime Location:



Just minutes from everything – 12 mins to Downtown, 18 mins to the Airport, 16 mins to Chestermere, and close to playgrounds, schools, golfing, and everyday amenities.

Whether you’re an investor, a renovator, or a first-time buyer looking for a solid home with great bones – this is your chance to own a piece of Dover’s history and transform it into your dream home.

A great fixer-upper with massive potential – don’t wait! Call your favourite Realtor and book your showing today before it’s gone!

Built in 1972

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2264539    |
| Price          | \$348,888   |
| Bedrooms       | 4           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 966         |
| Acres          | 0.13        |
| Year Built     | 1972        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 3116 39 Street Se |
| Community   | Dover             |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2B 1B1           |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 1                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Ceiling Fan(s)                                              |
| Appliances        | Dryer, Microwave, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                        |
| Cooling           | None                                                                           |
| Has Basement      | Yes                                                                            |
| Basement          | Full, Partially Finished                                                       |

### Exterior

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard, Storage                                                        |
| Lot Description   | Back Lane, Front Yard, Landscaped, Low Maintenance Landscape, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle                                                                                |
| Construction      | Vinyl Siding                                                                                   |
| Foundation        | Poured Concrete                                                                                |

### Additional Information

|             |                    |
|-------------|--------------------|
| Date Listed | October 15th, 2025 |
| Zoning      | R-CG               |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | KIC Realty |
|----------------|------------|

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