

\$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
Subdivision	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
Days on Market	2
Zoning	R-CG

Listing Details

Listing Office	KIC Realty
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