

3039 Dover Ridge Drive SE  
Calgary, Alberta

MLS # A2168661



**\$469,900**

<b>Division:</b>	Dover		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	834 sq.ft.	<b>Age:</b>	1974 (50 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Other		

**Heating:** Forced Air

**Floors:** Laminate

**Roof:** Asphalt Shingle

**Basement:** Full, Suite

**Exterior:** Concrete, Wood Frame

**Foundation:** Poured Concrete

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

**Inclusions:** n/a

Welcome to this beautifully done home that is a perfect first time home or investment. 4 BEDS | 2 BATHS | 2 KITCHENS | 2 LAUNDRY | iLLLEGAL SUITE| in the Heart of Dover| modern vinyl plank flooring throughout the house, newer appliances, freshly painted. Close to school, shopping, transit with easy access to downtown. Main Floor: Features 2 spacious bedrooms, 1 full bathroom, and Laundry: Separate laundry for both the main floor and the basement. Basement Suite: A separate 2-bedroom illegal suite with its own entrance. this home is move-in ready. Book your showing today!