

211 Dover Ridge Close
Calgary, Alberta

MLS # A2201110



\$550,000

Division:	Dover		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,682 sq.ft.	Age:	1973 (52 yrs old)
Beds:	4	Baths:	1 full / 2 half
Garage:	Additional Parking, Double Garage Detached, Driveway		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Reverse P		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: N/A

ATTENTION INVESTORS! This property sits on a generous 0.16-acre lot and is zoned R-CG, offering incredible potential for multi-unit development. For the handyman, it also presents a fantastic opportunity for renovations to create a forever home. With 4 bedrooms and a double detached garage, the possibilities are endless. The main level features a spacious living room with a fireplace, a kitchen, a formal dining area, a convenient 2-piece bath, and a laundry room. Upstairs, you'll find 4 bedrooms, including the primary suite with a 2-piece ensuite and access to a second-level deck, plus a 4-piece main bath. The partially finished basement offers a games/recreation room, a flexible space for a home office or TV room, and a toilet and sink in the furnace area. What truly sets this home apart is the expansive outdoor space. The property is fully fenced on all four sides, featuring a large SW-facing front yard, an oversized double detached garage with a private driveway on the east side, a rear deck and garden area, and plenty of room for kids, pets, or additional RV/multi-vehicle parking in the NE corner. Don't miss this incredible opportunity—book your showing today!