

3039 Dover Ridge Drive SE  
Calgary, Alberta

MLS # A2202712



**\$549,900**

<b>Division:</b>	Dover		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	851 sq.ft.	<b>Age:</b>	1974 (51 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>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Separate Entrance		

**Inclusions:** none

This beautifully updated home offers modern comfort, convenience, and income potential. Whether you're a first-time buyer or an investor, this gem is move-in ready. 4 Spacious Bedrooms | 2 Full Bathrooms 2 Modern Kitchens | 2 Separate Laundry Areas, ILLEGAL Suite with Private Entrance, Brand New Furnace, a Dack & Electrical Panel, Step inside to stylish vinyl plank flooring, newer appliances, and fresh paint, creating a bright and welcoming space. Close to schools, shopping, transit, and with easy access to downtown. Main Floor: 2 generous bedrooms, a full bathroom, and separate laundry. Basement Suite: A private 2-bedroom illegal suite&mdash;perfect for extended family or rental income. Don&rsquo;t miss out on this fantastic opportunity. Book your showing today!