

3211 Doverville Crescent SE
Calgary, Alberta

MLS # A2215639



\$499,900

Division:	Dover		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,324 sq.ft.	Age:	1970 (55 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard		

Heating: Forced Air, Natural Gas

Floors: Carpet, Tile, Vinyl Plank

Roof: Asphalt Shingle

Basement: Separate/Exterior Entry, Finished, Full, Suite

Exterior: Brick, Vinyl Siding

Foundation: Poured Concrete

Features: Open Floorplan

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: Refrigerator x2, Microwave Hood Fan x2, Dishwasher, Electric Range, Electric Cooktop, Washer x2, Dryer x2

SEPARATE ENTRY BASEMENT ILLEGAL SUITE - 4 BEDROOMS - 2.5 BATHS - OVER 1800+ SQFT OF LIVING SPACE! Welcome to this spacious and functional home located in the family-friendly community of DOVER! Offering over 1800 SQFT of well-planned living space featuring a bright LIVING ROOM, a DINING AREA with SLIDING DOORS that lead out to the back DECK — perfect for indoor/outdoor living — a functional KITCHEN with PANTRY, and a convenient 2-PC BATH. Upstairs, you'll find 3 GENEROUSLY SIZED BEDROOMS, a 4-PC MAIN BATH, and UPPER FLOOR LAUNDRY for added convenience. The FULLY DEVELOPED BASEMENT with SEPARATE ENTRANCE is an illegal SUITE offering even more space with a LARGE REC ROOM, a BEDROOM, a 4-PC BATH, and a KITCHEN. Located just steps from PARKS, SCHOOLS, and PLAYGROUNDS, with quick access to major roadways, shopping, and amenities. This is an excellent opportunity to own in a well-established neighbourhood! SPACIOUS LAYOUT! BACK DECK ACCESS! SUITE IN BASEMENT! PRIME LOCATION IN DOVER! Don't miss out!