

**3229 Doverville Crescent SE**  
**Calgary, Alberta**

**MLS # A2215866**



**\$349,900**

<b>Division:</b>	Dover		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,072 sq.ft.	<b>Age:</b>	1970 (55 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Off Street, On Street, Parking Pad, Rear Drive, Unpaved		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Irregular Lot, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full, Suite
<b>Exterior:</b>	Brick, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Laminate Counters, Separate Entrance

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-CG
<b>Utilities:</b>	-

**Inclusions:** STOVE, FRIDGE, HOOD FAN, WASHER, DRYER (LOWER LEVEL)

**HANDYMAN SPECIAL OR INVESTOR ALERT.** This 3 bedroom & 2 bath home with over 1000 sqft is perfect for a starter home. A large bright Living Room greets as you enter, followed by a spacious kitchen with eating area. The upper level offers 3 bedrooms and 1 full bath along with a laundry area. The lower level has a kitchen, family room, full bath & laundry area. There is a separate entrance to the lower level. The rear offers gravel parking area for 2 vehicles.