

3039 Dover Ridge Drive SE

Calgary, Alberta

MLS # A2202712



\$529,900

Division:	Dover		
Type:	Residential/House		
Style:	Bi-Level		
Size:	851 sq.ft.	Age:	1974 (51 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard		
Heating:	Forced Air, Natural Gas		Water: -
Floors:	Laminate		Sewer: -
Roof:	Asphalt Shingle		Condo Fee: -
Basement:	Separate/Exterior Entry, Finished, Full, Suite		LLD: -
Exterior:	Concrete, Wood Frame		Zoning: R-CG
Foundation:	Poured Concrete		Utilities: -
Features:	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—perfect for extended family or rental income. Don’t miss out on this fantastic opportunity. Book your showing today!