



GRASSROOTS
REALTY GROUP

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3644 Dover Ridge Drive SE
Calgary, Alberta

MLS # A2213348



\$535,000

Division:	Dover		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,010 sq.ft.	Age:	1972 (53 yrs old)
Beds:	4	Baths:	2
Garage:	See Remarks, Single Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Electric, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Metal Siding , Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, See Remarks		

Inclusions: EV Car Charger, Sense Home Energy Monitor, solar system

Fantastic Opportunity for First-Time Homebuyers and Investors! This charming 4-bedroom bi-level home offers the perfect blend of modern comfort and smart investment potential. Most renovation is updated from top to bottom, the home features beautiful vinyl flooring throughout the main level and plush new carpeting in the finished basement, creating a warm and inviting atmosphere. The heart of the home is the brand-new kitchen, complete with most new appliances and stylish cabinetry - a chef's dream ready for your family dinners. Downstairs, the spacious family room provides the ideal space for relaxation or entertainment, with potential for a secondary suite (subject to City approval). What truly sets this property apart are its eco-friendly upgrades, including solar panels and an EV charger, offering significant savings on utilities. The large backyard with the oversized single garage provides ample storage and extra parking space. Located in the family-friendly Dover Ridge neighborhood, you'll enjoy proximity to schools, parks, and convenient transit options. Whether you're a first-time buyer looking for a move-in ready home or an investor seeking a property with rental income potential, this home delivers exceptional value. Don't miss your chance to own this turnkey property - schedule a viewing today!