



GRASSROOTS
REALTY GROUP

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**3252 Dover Ridge Drive SE
Calgary, Alberta**

MLS # A2229690



\$549,000

Division:	Dover		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,036 sq.ft.	Age:	1972 (53 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum		

Inclusions: none

1036 sq ft bungalow on bus route. Almost 2000 sq ft of tastefully renovated space with a wood burning fireplace and a double garage, this move-in ready property. Some of the major updates include roof shingles, eavestrough and downspouts, vinyl windows, vinyl floors and kitchen cabinets with quartz countertops and newer appliances. Backing into a quiet cul-de-sac with a green space, this home needs to be seen to fully appreciate it's charm so book your showing today. Close to Valley View Park, Southview off leash Dog Park, 2 Schools, Gas Station and Pharmacy and other great shopping like Ikea, Costco, The Brick and Walmart. Recreation wise close to Inglewood Golf Course and Curling club. Also close to the Bow River and many Walking and Bike trails. Also 15 minutes away from Chinook Mall that has everything.