



GRASSROOTS
REALTY GROUP

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3409 Doverthorn Road SE
Calgary, Alberta

MLS # A2232670



\$389,800

Division:	Dover		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	959 sq.ft.	Age:	1975 (50 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

3409 Doverthorn just underwent a major \$70,000 renovation and sets up perfectly for the savvy first time buyer or investor to suite the lower level (subject to approval/permitting from the City of Calgary) and live in the bright/spacious upper, or a young family to occupy the entire property. This lot is extra wide at 33 feet and enjoys a sunny south yard. Over the last few months, the owner has re-done the kitchen with brand new appliances, lighting, sink, plumbing, and countertops. The main level features 2 big bedrooms + den, wide plank flooring, fireplace, formal living/dining spaces, and picture windows. The lower level has a brand new 3-piece bath, more wide plank floors, a big laundry room with BRAND NEW washer/dryer, bedroom, storage, and flex room that can easily be converted to a second bedroom. Infrastructure upgrades include a NEW ROOF about 3 years ago, sections of new wiring/plumbing, and select NEW windows or glass replacement. This location is quiet and close to parks/playgrounds/transit.