



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

4307 Dovercrest Drive SE
Calgary, Alberta

MLS # A2241505



\$545,000

Division:	Dover		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,026 sq.ft.	Age:	1973 (52 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard, Irregular Lot, Landscaped, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Quartz Counters, Separate Entrance, Vinyl Windows		

Inclusions: N/A

Back on the market and priced to sell! This beautiful property is a perfect opportunity for anyone looking for a new space to call home, or for investors to get their foot in the door in Calgary's market. The house itself is situated on a large irregular lot with plenty of space in the front and back with an oversized double-detached garage in the back. Across the street from Dover Park and close to schools and playgrounds, the location is family-friendly and quiet. Inside the home, you're greeted with over 2000 sq/ft of finished living space with a thoughtful layout that utilizes each level of the home to it's full potential! On the main level you'll find a large open-style kitchen outfitted with stainless-steel appliances, quartz countertops, a kitchen island, sleek cabinetry, and a dining space perfectly placed beside. Off of the dining room is a fantastic sized living room to wind down in. Down the hall you'll find the main bath at the end with both bedrooms including the primary with it's 3-piece ensuite bath. Downstairs into the illegal suite you'll find a charming space that was redone so well that makes it feel like a true second living space. In the living room, you'll find a rare wood-burning fireplace and a great amount of space for anyone staying there. Off of the space is an outfitted kitchen with dining attached - and thanks to the large SE facing windows, the whole space is bright and inviting! Down the hall, the main 3-piece bathroom is just passed the laundry and extra storage space. To finish it all off, the two bedrooms at the end of the hall offer a spacious and cozy retreat at the end of the day. Come and take a look at this home as soon as you can, it'll be worth it!