



GRASSROOTS
REALTY GROUP

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

3335 Doverview Road SE
Calgary, Alberta

MLS # A2242355



\$550,000

Division:	Dover		
Type:	Residential/House		
Style:	Bi-Level		
Size:	951 sq.ft.	Age:	1973 (52 yrs old)
Beds:	5	Baths:	2
Garage:	Alley Access, Double Garage Detached, Garage Faces Rear, Oversized, RV		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Fruit Tree		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Pantry, Storage		

Inclusions: Shed, Outside security cameras, All Attached Shelves, TV Mounts

This well-maintained FAMILY HOME is nestled on a QUIET street in the established community of Dover, offering 1,771 SQ FT OF DEVELOPED LIVING SPACE. The main level features a BRIGHT and SPACIOUS LIVING ROOM with a large BAY WINDOW that fills the space with natural light, a generously sized dining area, and a well-appointed kitchen with plenty of storage, a PANTRY, and a cozy BREAKFAST NOOK. Down the hall, you'll find a good sized, comfortable primary bedroom, a second well-sized bedroom, and a 4 piece bathroom. The lower level offers excellent flexibility with a large RECREATION ROOM, three additional BEDROOMS, another 4 piece bathroom, a laundry area, and ample STORAGE space. Sitting on a good sized lot, the backyard is an inviting extension of the home with an OVERSIZED DOUBLE DETACHED GARAGE, RV PARKING, a garden area, and a LARGE COVERED DECK—perfect for enjoying summer evenings or relaxing even on rainy days. Valuable updates have been made over the years, including the SHINGLES, WINDOWS, HOT WATER TANK, and FURNACE. This home sits just steps from a park, offering easy access to nearby green space and is ideally located with quick access to DEERFOOT TRAIL, STONEY TRAIL, schools, shopping, transit, and just a short commute to DOWNTOWN CALGARY. Don't miss your chance to own this incredible property — book your showing with your favourite Realtor today!