



GRASSROOTS
REALTY GROUP

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148 Dover Ridge Bay SE
Calgary, Alberta

MLS # A2244932



\$509,900

Division:	Dover		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,025 sq.ft.	Age:	1972 (53 yrs old)
Beds:	4	Baths:	2
Garage:	Carport, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s)		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl, Vinyl Plank	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), Sauna, Storage, Vinyl Windows		

Inclusions: Sauna, BowFlex, smoker, raised garden beds, shed.

Welcome to this fully finished bungalow, located on a quiet bay offering a peaceful setting just minutes from Calgary's downtown core! Step into this bright and inviting living room featuring a picturesque bay window that frames park views and fills the main level with natural light. The updated flooring runs throughout the main level, complementing the updated maple cabinetry and sleek stainless steel appliances. This level highlights three comfortable bedrooms and an updated 4 piece bathroom, offering lots of flexibility for any family scenario. The fully developed lower level expands your living space with a large family room, perfect for entertaining or relaxing. A fourth bedroom provides additional space for guests with an additional room for a home office or fitness area, as well as a second bathroom, set up for easy redevelopment with all of the plumbing run or to be kept in it's current useable state. Enjoy the large backyard ideal for the gardening enthusiast or anyone who enjoys relaxing in the sun! Included are a smoker and raised garden beds making it ready to move in and enjoy from day one! This space also boasts a double parking pad with lots of room for a future garage development. Located just 10 minutes from downtown, this location offers quick access to Deerfoot Trail, transit along 17th ave with lots of shopping and schools close by! Don't miss the opportunity to live in an established neighbourhood with unbeatable convenience and green space right outside your front door!