



**GRASSROOTS**  
REALTY GROUP

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**3215 Doverville Crescent SE  
Calgary, Alberta**

**MLS # A2248083**



**\$299,900**

<b>Division:</b>	Dover		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,070 sq.ft.	<b>Age:</b>	1970 (55 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Off Street, Other		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** N/A

This 1,070 sq. ft., two-storey, three-bedroom attached duplex offers a fantastic opportunity for homebuyers or investors. Situated on a quiet street with a desirable west-facing backyard, the property features a functional and inviting floor plan. The home is being sold as-is, where-is, with all included appliances also provided in their current condition. The partially developed basement adds potential for customization and could quite easily be suited, while the vacant status allows for immediate possession. With competitive pricing and great renovation potential, this property is perfect for those looking to create their ideal home or maximize investment value.