



**GRASSROOTS**  
REALTY GROUP

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**2823 Dover Ridge Drive SE**  
**Calgary, Alberta**

**MLS # A2248258**



**\$568,700**

<b>Division:</b>	Dover		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,052 sq.ft.	<b>Age:</b>	1975 (50 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Gated, Heated Garage, Insulated, Oversized, RV A		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard, Landscaped		

<b>Heating:</b>	Mid Efficiency, Fireplace(s), Forced Air, Humidity Control, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Separate Entrance		

**Inclusions:** n/a

Beautifully Updated 4-Bedroom Bungalow & Oversized Heated Garage, South-Facing Yard, and Gated RV Parking Located just 7 minutes from downtown Calgary, this immaculate bungalow offers a perfect blend of comfort, space, and convenience. Nestled on a wide, quiet street lined with well-maintained homes and ample parking, this property sits on an oversized 52' x 100' lot with a paved back alley. Step inside to a freshly painted main floor with new vinyl plank flooring throughout. The bright and spacious layout features three bedrooms up, including a primary bedroom with a newly updated 2-piece ensuite. The living room sets up nicely as a social gathering area and the dining room will accommodate those large family get togethers. A fourth bedroom is located in the fully developed basement, ideal for guests or additional living space, basement bedroom window does not meet egress. The basement is an open palette with a clean, painted concrete floor, one big open recreation room + the 4th bedroom and 3 piece bath. There is a cedar wood closet with leads to hidden cold room. The basement is fully finished. The sunny, south-facing backyard is perfect for gardening enthusiasts, complete with a massive wooden deck and plenty of room to personalize. Enjoy the convenience of a 26' x 24' oversized heated garage, plus gated RV parking for your toys or trailer. Recent updates include: New asphalt shingles on house and garage Renovated 2-piece ensuite New fixtures and barn door on the main floor New back storm door and 12' wide RV gate Updated washer, dryer, and microwave hood fan Rebuilt section of the back fence. This is a solid, clean, move-in-ready home & ideal for families, hobbyists, or investors alike. Note: One of the owners is a licensed REALTOR with Maxwell Polaris Edmonton.

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