



**3209 Doverville Crescent SE
Calgary, Alberta**

MLS # A2250145



\$449,900

Division:	Dover		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,333 sq.ft.	Age:	1970 (55 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn		

Heating: Forced Air, Natural Gas

Floors: Vinyl Plank

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Brick, Concrete, Wood Frame

Foundation: Poured Concrete

Features: Ceiling Fan(s), Storage

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: N/A

This gorgeous, fully renovated home presents an excellent opportunity for first-time buyers or investors. Recent upgrades include new stainless-steel appliances, stylish light fixtures, a freshly painted interior, a hot water tank replaced in 2023, and new roof shingles. The finished basement is equipped with a wet bar, providing a versatile area for entertaining or relaxing. On the main floor, you'll find two dining areas, a fireplace, and a comfortable living room, offering ample space for family gatherings and everyday living. This property enjoys easy access to public transit, schools, churches, parks, and major routes such as Deerfoot Trail and 17 Avenue. Don't miss your chance to view this exceptional property—book a showing with your favorite realtor today.