



GRASSROOTS
REALTY GROUP

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**3212 Dover Crescent SE
Calgary, Alberta**

MLS # A2252916



\$374,900

Division:	Dover		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	985 sq.ft.	Age:	1970 (55 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Metal Siding , Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, Tile Counters		

Inclusions: Refrigerator in the basement, Stove in the basement,

ATTENTION INVESTORS!!! This bi-level half duplex in the community of Dover offers nearly 2,000 sq. ft. of developed living space, making it a great opportunity for investors or handy buyers looking to add value. The upper level features 2 bedrooms, a spacious living room with a den, a 4-piece bathroom, and a kitchen with ample cabinet space. The lower level is well suited for an illegal suite and includes a second living area, a kitchenette, 2 additional bedrooms, and another full 4-piece bathroom — perfect for tenants or extended family. The property also comes with a double detached garage which can also be used as additional rental income and is conveniently located close to schools, parks, shopping, and transit. With some TLC, this home has excellent potential to shine.