



GRASSROOTS
REALTY GROUP

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3014 Dover Crescent SE
Calgary, Alberta

MLS # A2255740



\$369,900

Division:	Dover		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,064 sq.ft.	Age:	1970 (55 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Alley Access, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Vinyl Windows		

Inclusions: n/a

Welcome to this 2-storey, 3-bedroom half duplex in Dover, set on a larger 32 x 110 ft lot with an extra-long driveway for 2 vehicles. Features include a large white kitchen, laminate floors, a renovated main bath, newer front-load washer and dryer, and an updated furnace. The fully finished basement adds flexible living space with a 2-piece bath. Freshly painted and cleaned, this home is move-in ready with potential for further upgrades. Enjoy the spacious yard with mature tree, front and rear decks, and room for a future garage. Located just a short walk to parks and three schools, plus close to shopping, transit, Deerfoot and downtown — an ideal starter home or investment property.