



GRASSROOTS
REALTY GROUP

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3217 Doverthorn Road SE
Calgary, Alberta

MLS # A2257349



\$679,000

Division:	Dover		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,329 sq.ft.	Age:	1974 (51 yrs old)
Beds:	6	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Landscaping		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate, Other, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Metal Siding , Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Storage		

Inclusions: n/a

Welcome to one of Dover's LARGEST bungalows, perfectly situated on a desirable CORNER LOT with over 2,300 sq. ft. of living space. This beautifully upgraded home features a spacious main floor with 4 BEDROOMS, a bright living room, and a stylish kitchen complete with new cabinetry, quartz countertops, and a dedicated dining area. The primary bedroom includes a private 2-piece ensuite, complemented by an additional full bathroom on the main level. The NEWLY RENOVATED basement, with its own separate entrance, offers excellent versatility—ideal for extended family or many options. It showcases 2 large bedrooms, a full bathroom, a modern kitchen with quartz counters, and a huge recreation space/family room. Outside, you'll love the expansive backyard and OVERSIZED DOUBLE DETACHED GARAGE, providing plenty of room for gatherings, play, and storage. With a newer roof and thoughtful updates throughout, this home is truly move-in ready. Don't miss this rare opportunity to own a spacious, upgraded bungalow on a prime lot in Dover—perfect for families, investors, or those seeking extra living options!