



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**3283 Dover Ridge Drive SE
Calgary, Alberta**

MLS # A2260078



\$359,000

Division:	Dover		
Type:	Residential/House		
Style:	Bungalow		
Size:	954 sq.ft.	Age:	1972 (53 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Low Maintenance		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	(R-CG)
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: none

ATTENTION: FIRST TIME BUYERS / FLIPPERS / DEVELOPERS AND THOSE LOOKING TO ADD SOME SWEAT EQUITY!! This fully developed detached home boasts 5 BEDROOMS AND 2 BATHROOMS, 1,800 sqft of finished living space as well as 2 fireplaces. This classic bungalow layout is ready for a new lease on life and has great bones! The basement has an ILLEGAL SUITE and new door on the side entrance (lots of options for the savvy investor) The roof on both the main house and double detached insulated garage was replaced in the last 8 years or so. This lot is 4,000 sqft and is itching for the right buyer with some vision. Dover is a mature SE community with loads of transit options, schools, parks and quick access to the QE2. Great opportunity! Don't let this one pass you by!