



**GRASSROOTS**  
REALTY GROUP

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

**3252 Dover Ridge Drive SE**  
**Calgary, Alberta**

**MLS # A2263649**



**\$499,900**

<b>Division:</b>	Dover		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,015 sq.ft.	<b>Age:</b>	1972 (53 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas
<b>Floors:</b>	Ceramic Tile, Laminate
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Stucco, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Jetted Tub, No Smoking Home, Quartz Counters

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-CG
<b>Utilities:</b>	-

**Inclusions:** N/A

Welcome to this beautifully updated bungalow, offering nearly 2,000 sq ft of thoughtfully renovated living space in a prime location along a bus route. This charming home features a wood-burning fireplace, a double detached garage, and a separate basement entrance—providing excellent potential for multi-generational living, a home office, or rental income. Inside, you'll find bright and spacious living and dining areas, perfect for family gatherings and entertaining, with large front windows that flood the space with natural light. The kitchen is both functional and stylish, featuring quartz countertops, newer appliances, and plenty of cabinetry—ready for your personal touch. The lower level expands your options with additional living space and flexibility. Recent upgrades include new roof shingles, eavestroughs, downspouts, new vinyl windows, vinyl plank flooring, and a modernized kitchen—ensuring peace of mind and low-maintenance living. Double detached garage and enough space to park your RV. Backing onto a quiet cul-de-sac and green space, the outdoor setting offers tranquility while still being close to city conveniences. You'll enjoy easy access to Valley View Park, Southview Off-Leash Dog Park, two schools, and major shopping destinations such as IKEA, Costco, The Brick, and Walmart. Recreation opportunities abound with nearby Inglewood Golf Course, Curling Club, Bow River pathways, and scenic walking and biking trails. Just a 15-minute drive to Chinook Mall, this home combines location, lifestyle, and livability. Book your private showing today—this property is a must-see to truly appreciate its value and charm.