



GRASSROOTS
REALTY GROUP

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3506 Doverthorn Road SE
Calgary, Alberta

MLS # A2268182



\$415,000

Division:	Dover		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,082 sq.ft.	Age:	1975 (50 yrs old)
Beds:	3	Baths:	3
Garage:	Driveway, Off Street, On Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Metal Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, See Remarks, Soaking Tub, Walk-In Closet(s)		

Inclusions: stove, hood fan, dishwasher, microwave - all as-is, where -is condition

This FULLY FINISHED half duplex BUNGALOW on a CORNER lot featuring over 1900 sq feet of finished living space offers 3 LARGE BEDROOMS (one without a window) and 3 FULL BATHROOMS. The main floor has a LARGE LIVING ROOM with BIG west facing WINDOWS, built in cabinets, hardwood floors and opens to a SPACIOUS DINING ROOM with built in china cabinets. Adjacent to this is a kitchen with lots of cabinets and counterspace, a coat closet and side entrance to the deck. LARGE PRIMARY BEDROOM with a 3 PC ENSUITE featuring an OVERSIZED JETTED TUB. SPACIOUS SECOND BEDROOM and a main 3pc bath complete this level. The lower level features a HUGE REC room, a MULTI PURPOSE room that could be used as a bedroom(no windows) with LOTS of CLOSETS, a 3pc bathroom and laundry facilities. Close to schools, shopping, transit. Minutes to DOWNTOWN and easy access to DEERFOOT trail. Don't miss this INCREDIBLE OPPORTUNITY - CALL NOW to book your private viewing.