



**2948 Doverville Crescent SE
Calgary, Alberta**

MLS # A2272244



\$385,000

Division:	Dover		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	743 sq.ft.	Age:	1975 (51 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street, Outside		
Lot Size:	0.07 Acre		
Lot Feat:	See Remarks		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		
Inclusions:	N/A		

Great starter home or investment opportunity on a quiet street in Dover. Offering over 1350 sq.ft of developed living space, this bright and welcoming semi-detached property offers comfortable living with recent improvements throughout. Enjoy peace of mind with new attic insulation, new shingles, a rebuilt deck, a new shed for added storage, and a high-efficiency furnace for improved comfort and energy savings. The lower level also features a recreational room, providing extra space for relaxing, working, or entertaining.

Located close to schools, parks, bus routes, and everyday amenities, this home is an ideal choice for first-time buyers seeking affordability, convenience, and a well-cared-for property to call their own.