



**GRASSROOTS**  
REALTY GROUP

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**2948 Doverville Crescent SE  
Calgary, Alberta**

**MLS # A2272244**



**\$385,000**

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

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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.