



GRASSROOTS
REALTY GROUP

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**3215 Doverville Crescent SE
Calgary, Alberta**

MLS # A2275724



\$445,000

Division:	Dover		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,069 sq.ft.	Age:	1970 (56 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Gravel Driveway, Off Street, On Street, Parking Pad, RV Access		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Tankless Hot Water, Vinyl Windows		

Inclusions: Basement - Fridge, Stove, Hood fan, washer/dryer

Welcome to this fully renovated, sunny south-facing home located on a quiet crescent in the heart of Dover. This move-in-ready property offers 3 bedrooms and 1 full bath upstairs, plus a 1-bedroom illegal basement suite with a separate entrance—perfect for rental income or extended family. The main floor has been thoughtfully updated with durable vinyl plank flooring, a brand-new kitchen featuring modern cabinetry and quartz countertops, and all new high-efficiency windows that flood the home with natural light. The illegal basement suite includes its own private laundry, functional layout, and separate entrance. Each suite has independent laundry, adding convenience and flexibility. Additional upgrades include an updated utility room with a Tankless Hot Water heater and Newer High Efficient Furnace, offering excellent energy efficiency and long-term savings. Enjoy alley access parking, low-maintenance living, and a location that’s close to schools, shopping, transit, and major routes—ideal for families, first-time buyers, or investors. A rare turnkey opportunity with income potential in an established community.