



**GRASSROOTS**  
REALTY GROUP

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**3283 Dover Ridge Drive SE  
Calgary, Alberta**

**MLS # A2278584**



**\$459,000**

<b>Division:</b>	Dover		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	973 sq.ft.	<b>Age:</b>	1972 (54 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Pantry, Quartz Counters, Separate Entrance		

**Inclusions:** None

3283 Dover Ridge Drive, a fantastic opportunity in the heart of Dover! This newly renovated bungalow offers 5 bedrooms, 2 bathroom with a basement illegal suite making it ideal for first-time buyers with rental potential or extended family living. The house has been updated with new vinyl plank throughout the house. The main floor boats a spacious living room with brand new windows, a cozy fireplace. Kitchen is equipped with brand new stainless appliances, brand new kitchen window, quartz countertop and stone backsplash. 3 good sized bedrooms, a full washroom, and a new set of laundry for your family's convenience. Basement has been fully finished with a new separate side door, a second wood-burning fireplace in the living room, kitchen with stove, fridge and ample cabinetry, and another set of laundry. Two bedrooms are with brand new egress windows. Laundry and storage room complete the basement. Outside, the sunny, fully fenced backyard provides the perfect setting for summer barbecues, gardening, or creating your dream outdoor oasis. This charming home comes with an insulated double garage making parking easier or adding more storage for your usage. This house sits on a generous lot of nearly 4,000 sqft with close proximity to schools, parks and playgrounds. Bus stops are just a few steps from home. Easy transit options and quick access to major routes including 36 St, Deerfoot Trail. Lots of nearby amenities including shopping, restaurants and recreation centres. This property is a rare find, book your showing today before it's gone.