



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**3229 Doverville Crescent SE  
Calgary, Alberta**

**MLS # A2278633**



**\$465,000**

|                  |                                                   |               |                   |
|------------------|---------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Dover                                             |               |                   |
| <b>Type:</b>     | Residential/Duplex                                |               |                   |
| <b>Style:</b>    | 2 Storey, Attached-Side by Side                   |               |                   |
| <b>Size:</b>     | 1,107 sq.ft.                                      | <b>Age:</b>   | 1970 (56 yrs old) |
| <b>Beds:</b>     | 4                                                 | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Off Street, Parking Pad                           |               |                   |
| <b>Lot Size:</b> | 0.07 Acre                                         |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Landscaped, Rectangular Lot |               |                   |

|                    |                                   |
|--------------------|-----------------------------------|
| <b>Heating:</b>    | Forced Air                        |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Vinyl Plank |
| <b>Roof:</b>       | Asphalt Shingle                   |
| <b>Basement:</b>   | Full                              |
| <b>Exterior:</b>   | Metal Siding , Wood Frame         |
| <b>Foundation:</b> | Poured Concrete                   |
| <b>Features:</b>   | Chandelier, Quartz Counters       |

|                   |      |
|-------------------|------|
| <b>Water:</b>     | -    |
| <b>Sewer:</b>     | -    |
| <b>Condo Fee:</b> | -    |
| <b>LLD:</b>       | -    |
| <b>Zoning:</b>    | R-CG |
| <b>Utilities:</b> | -    |

**Inclusions:** N/A

Welcome to this beautiful renovated half duplex in the heart of Dover, SE Calgary-completely transformed with exceptional attention to detail, premium finishes, and modern upgrades throughout. The main floor boasts brand new luxury vinyl plank flooring, sleek upgraded fixtures, stylish new cabinetry, and all brand new windows that flood the main floor with natural light. The fully redesigned kitchen shines with all brand new appliances-including a refrigerator, electric range, dishwasher, and laundry-while the spacious living room and convenient half bath create an inviting space for both relaxation and entertaining. Upstairs three generously sized bedrooms and a contemporary four-piece bathroom provide comfort and style for the whole family. Adding tremendous value, a private side entrance leads to a one-bedroom basement suite (Illegal suite) with its own full set of brand-new appliances, making it ideal for extended family or rental income. Located close to schools, parks, public transportation, and grocery amenities, this home delivers modern elegance and move-in ready charm -don't miss the opportunity to make it yours!