



**3229 Doverville Crescent SE
Calgary, Alberta**

MLS # A2289455



\$449,000

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

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Metal Siding , Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Quartz Counters		

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!