



GRASSROOTS
REALTY GROUP

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52 Dover Ridge Place SE
Calgary, Alberta

MLS # A2291131



\$425,000

Division:	Dover		
Type:	Residential/House		
Style:	Bungalow		
Size:	982 sq.ft.	Age:	1972 (54 yrs old)
Beds:	4	Baths:	1
Garage:	Alley Access, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Low Maintenance Landscaping		

Heating: High Efficiency, Forced Air

Floors: Ceramic Tile, Hardwood

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Storage, Vinyl Windows

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: Ikea wardrobe in basement by the laundry

Calling all first-time buyers and savvy investors—this is the kind of opportunity that’s hard to pass up! Tucked away on a super quiet cul-de-sac, this charming home offers comfort, thoughtful updates, and plenty of flexibility to grow into. Step inside and you’ll immediately notice the beautiful bamboo hardwood flooring flowing throughout the main level. The inviting living room is anchored by an oversized front window that floods the space with natural light while offering peaceful views of the quiet street. The bright, updated kitchen features refreshed cabinets, countertops, stylish backsplash, and stainless steel appliances. There is a new electric range, the range space is also plumbed for gas, giving you the option to switch if gas cooking is your preference. The adjacent dining area is perfectly sized for hosting friends, family dinners, or casual weekend brunch and features a gorgeous window with a cute custom removable shelf for plants. The primary bedroom is impressively spacious, easily accommodating a king-sized bed and full furniture set. Bedrooms two and three are also generously sized and work well for guests, roommates, or a work-from-home setup. The bathroom has been thoughtfully updated with a large walk-in shower for a fresh, modern feel. Downstairs, the partially finished basement adds valuable extra living space with a functioning office, future family room, laundry area, and a versatile hobby/rec space—perfect for creatives, fitness enthusiasts, or extra storage. Outside, the west-facing backyard is loaded with potential for gardening, summer BBQs, or relaxing evenings with friends as the sun sets. A rear parking pad provides convenient off-street parking with space and potential for a future garage if desired. And an enthusiastic gardener can enjoy the garden boxes in the south side yard. Many of the major mechanical and

structural items have been addressed in recent years, including the roof, electrical panel, furnace, and hot water tank, offering added peace of mind. Whether you're buying your first place, sharing with roommates, or adding a solid property to your investment portfolio, this home offers a great balance of move-in comfort and future potential. All centrally located, with access to major commuter routes, shopping, and entertainment. Minutes from Deerfoot and the East Ring Road. Schools, pathways with an iconic view of downtown Calgary and the Valleyview Park are nearby community features to enjoy. Ten minutes from vibrant Inglewood, Chinook, and the Deerfoot Meadows Shopping area. Move in, settle in, and make it yours!