



**3772 Dover Ridge Drive SE  
Calgary, Alberta**

**MLS # A2300186**



**\$420,000**

<b>Division:</b>	Dover		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	796 sq.ft.	<b>Age:</b>	1971 (55 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Alley Access, Garage Door Opener, Single Garage Detached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, No Neighbours Behind, Rectangular Lot, U		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar		

**Inclusions:** Shed, Ikea shelves in the kitchen minus the garbage bin. Additional shelves in the garage.

This bi-level offers three bedrooms and 1.5 baths, giving you the space you need without the price tag you do not. Durable vinyl plank flooring keeps things clean and low maintenance. Large south facing windows on the main floor bring in an abundance of natural light, creating a bright and inviting space throughout the day. The layout is functional and comfortable, while the large basement windows make the lower level feel like true living space, not an afterthought. The main floor bathroom has been refreshed with a new window, updated tile, and a new bathtub, adding a clean, refreshed feel where it matters most. Downstairs, you will find a spacious family room complete with a built-in bar, perfect for hosting, relaxing, or giving everyone their own space. What really sets this home apart are the improvements you do not always see but will absolutely appreciate. Copper plumbing throughout, a furnace approximately 10 years old, hot water tank replaced in 2018, and a roof done around 10 years ago. The garage roof was replaced in 2023 and the shed roof was just updated in 2025. Step outside to a north facing backyard designed for easy living, featuring Trex decking, an underground sprinkler system, and space to enjoy without the maintenance headache. A detached single garage adds that extra everyday convenience. With schools nearby and a bus stop just down the street, this location makes day to day living that much easier for families and commuters alike. In a community known for value and accessibility, this is a smart opportunity to get into a home where the big ticket items are already taken care of so you can focus on making it your own.