

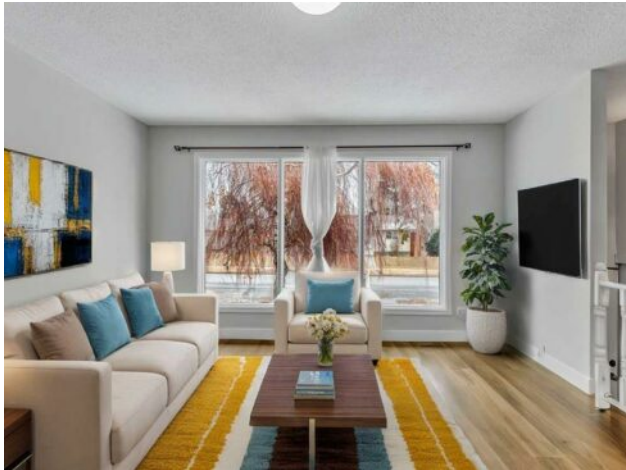


GRASSROOTS
REALTY GROUP

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**3039 Dover Ridge Drive SE
Calgary, Alberta**

MLS # A2202712



\$529,900

Division:	Dover		
Type:	Residential/House		
Style:	Bi-Level		
Size:	851 sq.ft.	Age:	1974 (51 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance		

Inclusions: none

This beautifully updated home offers modern comfort, convenience, and income potential. Whether you're a first-time buyer or an investor, this gem is move-in ready. 4 Spacious Bedrooms | 2 Full Bathrooms 2 Modern Kitchens | 2 Separate Laundry Areas, ILLEGAL Suite with Private Entrance, Brand New Furnace, a Dack & Electrical Panel, Step inside to stylish vinyl plank flooring, newer appliances, and fresh paint, creating a bright and welcoming space. Close to schools, shopping, transit, and with easy access to downtown. Main Floor: 2 generous bedrooms, a full bathroom, and separate laundry. Basement Suite: A private 2-bedroom illegal suite—perfect for extended family or rental income. Don’t miss out on this fantastic opportunity. Book your showing today!