



**GRASSROOTS**  
REALTY GROUP

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**2916 41 Street SE**  
**Calgary, Alberta**

**MLS # A2206283**



**\$535,000**

<b>Division:</b>	Dover		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	910 sq.ft.	<b>Age:</b>	1970 (55 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard		

<b>Heating:</b>	Standard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Other	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows		

**Inclusions:** N/A

| EXTENSIVELY RENOVATED | 5 BED / 2 BATH | ILLEGAL SUITE | SEPARATE ENTRY & LAUNDRY | This exquisitely renovated bungalow in Dover seamlessly blends modern elegance with warm, inviting charm. Ideally situated across from a picturesque green space, the home boasts exceptional curb appeal with a fully redesigned exterior featuring white batten board siding, striking contrasts, and thoughtfully curated lighting that enhances its architectural beauty. Upon entry, you are welcomed into a breathtaking interior where contemporary design meets cozy sophistication. Rich wood tones complement a crisp white palette, creating an ambiance that is both refined and inviting. The expansive living area provides the perfect setting for entertaining, while luxury vinyl plank flooring flows effortlessly throughout. The custom-designed kitchen is a true showpiece, featuring timeless quartz countertops, a classic subway tile backsplash, and sleek white cabinetry. A stylish eat-up island, finished in a soft sage green, adds a touch of character and functionality. Premium stainless steel appliances complete this gourmet space, making it as practical as it is elegant. Conveniently, a dedicated laundry area is located just across from the kitchen. Down the hall, you will find three generously sized bedrooms, each thoughtfully designed with custom closets and large windows that invite an abundance of natural light. A beautifully appointed four-piece bathroom showcases a custom vanity, modern fixtures, and a tiled tub with a window that brightens the space. The lower-level illegal suite offers a private, well-appointed living space. This bright and spacious retreat features a large living room, a stylishly designed kitchen, two well-proportioned bedrooms, and a contemporary bathroom with a stand-up shower. The illegal suite is complete with its own privatized

entrance and laundry space. Outside, the expansive yard and double parking pad provide both functionality and outdoor enjoyment. Ideally located in the heart of Dover, this exceptional home is just steps from schools, the community center, and playgrounds. With easy access to downtown Calgary and the vibrant International Avenue, this property offers the perfect balance of convenience and lifestyle. Book your showing today!