

**3036 Dover Crescent SE**  
**Calgary, Alberta**

**MLS # A2174799**



**\$469,000**

<b>Division:</b>	Dover		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Bi-Level, Side by Side		
<b>Size:</b>	872 sq.ft.	<b>Age:</b>	1970 (54 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<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>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

**Inclusions:** none

MOVE IN READY HALF-DUPLEX | 5 BEDROOMS 2 BATHROOMS | BASEMENT WITH SEPARATE LAUNDRY, KITCHEN | OVERSIZED SINGLE GARAGE | LARGE PIE SHAPE LOT | RV PARKING | HARDIE BOARD SIDING | NEWER ROOF 2016 | NEWER WINDOWS | NEWER HE FURNACE. Welcome to this beautifully renovated bi-level half-duplex in Dover community. Ready to move in, this home is situated in a quiet road boasting 5 bedrooms and 2 bathrooms. The main floor features 2 large bedrooms. Living room with big windows and dining room are connected and very bright with lots of nature light. The basement offers another 3 good-sized bedrooms, separate living room, kitchen and laundry. This home is perfect for a big family or good for live up rent down to generate some extra income. The oversize single garage provides more parking space and ample storage. Stepping outside is the back garden where you'll find a serene space for outdoor gatherings, gardening, or simply enjoying the fresh air, all are fully fenced providing extra privacy for your family. Don't miss the chance to make this beautiful house your HOME.