

3131 Dover Crescent SE
Calgary, Alberta

MLS # A2200817



\$439,900

| | | | |
|------------------|---------------------------------------------------|---------------|-------------------|
| Division: | Dover | | |
| Type: | Residential/Duplex | | |
| Style: | 2 Storey, Attached-Side by Side | | |
| Size: | 1,071 sq.ft. | Age: | 1970 (55 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Parking Pad | | |
| Lot Size: | 0.07 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Rectangular Lot | | |

| | | | |
|--------------------|-----------------------------------------|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Hardwood, Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Separate/Exterior Entry, Finished, Full | LLD: | - |
| Exterior: | Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | See Remarks | | |

Inclusions: N/A

| 3 BEDS | 2.5 BATHS | SEPARATE ENTRANCE, LAUNDRY, AND KITCHEN | Convenient Location! | Welcome home! This 2-storey duplex in the community of Dover offers 3 bedrooms and 2.5 bathrooms. The main floor features a bright living area and a well-appointed kitchen with backyard access. Convenient laundry hookups are also available for washer/dryer. A 2 piece bathroom completes this level. Upstairs, you'll find three good-sized bedrooms, including a primary suite with a walk-in closet. A 4-piece bathroom completes the upper level. The functional lower level features a bachelor-style layout, complete with a large flex room, its own kitchen, laundry, separate entrance, and 3-piece bathroom. Located close to shopping, parks, schools, and more, this home is a fantastic opportunity. Call your favourite agent today to book a showing! ** Agents, please read private remarks for access code **