

**211 Dover Ridge Close  
Calgary, Alberta**

**MLS # A2201110**



**\$550,000**

<b>Division:</b>	Dover		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,682 sq.ft.	<b>Age:</b>	1973 (52 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1 full / 2 half
<b>Garage:</b>	Additional Parking, Double Garage Detached, Driveway		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Reverse P		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** N/A

**ATTENTION INVESTORS!** This property sits on a generous 0.16-acre lot and is zoned R-CG, offering incredible potential for multi-unit development. For the handyman, it also presents a fantastic opportunity for renovations to create a forever home. With 4 bedrooms and a double detached garage, the possibilities are endless. The main level features a spacious living room with a fireplace, a kitchen, a formal dining area, a convenient 2-piece bath, and a laundry room. Upstairs, you’ll find 4 bedrooms, including the primary suite with a 2-piece ensuite and access to a second-level deck, plus a 4-piece main bath. The partially finished basement offers a games/recreation room, a flexible space for a home office or TV room, and a toilet and sink in the furnace area. What truly sets this home apart is the expansive outdoor space. The property is fully fenced on all four sides, featuring a large SW-facing front yard, an oversized double detached garage with a private driveway on the east side, a rear deck and garden area, and plenty of room for kids, pets, or additional RV/multi-vehicle parking in the NE corner. Don’t miss this incredible opportunity—book your showing today!