

**2606 Dover Ridge Drive SE  
Calgary, Alberta**

**MLS # A2201401**



**\$469,900**

<b>Division:</b>	Dover		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	1,043 sq.ft.	<b>Age:</b>	1975 (50 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Off Street		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Backs on to Park/Green Space, Low Maintenance Lan		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Other	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Laminate Counters, See Remarks, Separate Entrance, Storage		

**Inclusions:** Refrigerator (Basement), Stove (Basement), Washer/Dryer (Basement)

**LEGAL SUITE | INNER-CITY CORNER LOT | 4 BEDS | 2 BATHS | 2 KITCHENS | 2 LAUNDRY | TONS OF PARKING** Welcome to this charming bi-level home in the heart of Dover, a fantastic opportunity for first-time buyers or savvy investors. Situated on a spacious corner lot directly beside green space and across from amenities, this home offers a great place to call home with endless potential, and a legal 2 bedroom basement suite. The main floor features a bright and open layout with 2 generous bedrooms and a full 4 piece bathroom. Large windows fill the space with natural light, while the functional kitchen provides ample cabinetry and room for meal prep. A separate laundry area ensures added convenience for the main floor. The fully self-contained legal basement suite offers 2 additional bedrooms, a full 4 piece bathroom, and a cozy kitchen space. Full separate laundry make this space is ideal for tenants or extended family. With ample parking and excellent proximity to schools, shopping, transit, and quick access to downtown, this property is move-in ready with plenty of potential to add value over time. Don't miss out on this incredible investment opportunity&mdash;book your private showing today!