

**3039 Dover Ridge Drive SE**  
**Calgary, Alberta**

**MLS # A2202712**



**\$549,900**

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Dover                  |               |                   |
| <b>Type:</b>     | Residential/House      |               |                   |
| <b>Style:</b>    | Bi-Level               |               |                   |
| <b>Size:</b>     | 851 sq.ft.             | <b>Age:</b>   | 1974 (51 yrs old) |
| <b>Beds:</b>     | 4                      | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Double Garage Detached |               |                   |
| <b>Lot Size:</b> | 0.11 Acre              |               |                   |
| <b>Lot Feat:</b> | Back Yard              |               |                   |

|                    |  |                   |      |
|--------------------|--|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas                        | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Laminate                                       | <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>   | Concrete, Wood Frame                           | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Separate Entrance                              |                   |      |

**Inclusions:** none

This beautifully updated home offers modern comfort, convenience, and income potential. Whether you're a first-time buyer or an investor, this gem is move-in ready. 4 Spacious Bedrooms | 2 Full Bathrooms 2 Modern Kitchens | 2 Separate Laundry Areas, ILLEGAL Suite with Private Entrance, Brand New Furnace, a Dack & Electrical Panel, Step inside to stylish vinyl plank flooring, newer appliances, and fresh paint, creating a bright and welcoming space. Close to schools, shopping, transit, and with easy access to downtown. Main Floor: 2 generous bedrooms, a full bathroom, and separate laundry. Basement Suite: A private 2-bedroom illegal suite&mdash;perfect for extended family or rental income. Don&rsquo;t miss out on this fantastic opportunity. Book your showing today!