

# \$410,000 - 3316 Doverthorn Road Se, Calgary

MLS® #A2089041

**\$410,000**

3 Bedroom, 1.00 Bathroom, 1,008 sqft

Residential on 0.11 Acres

Dover, Calgary, Alberta

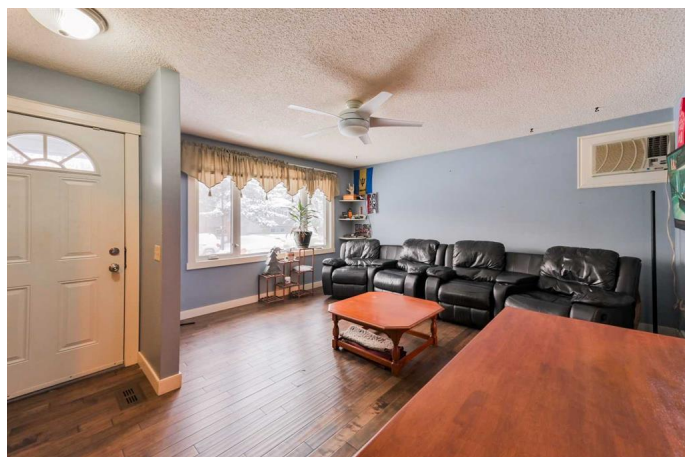
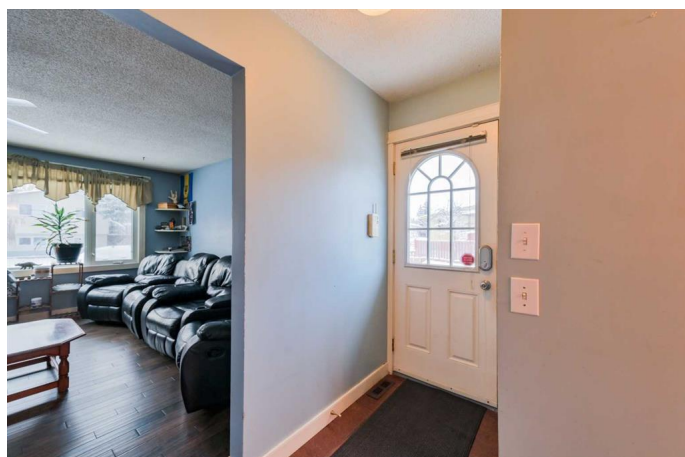
|| OPEN HOUSE SATURDAY OCT.28TH

12-3PM AND SUNDAY OCT.29 11-1PM.

||Introducing a golden opportunity for savvy investors and homebuyers alike! This remarkable property boasts a wealth of features that make it a truly outstanding investment. Situated on a spacious lot, it offers the perfect blend of convenience and potential. Its proximity to a park and school ensures a family-friendly environment, while quick access to Deerfoot promises a hassle-free commute. What sets this home apart is its unique potential – it can be transformed into an income-generating suite (illegal).The main floor reveals a cozy living space with updates like new windows and upgraded flooring to hardwood and tiles, enhancing its aesthetic appeal and energy efficiency.

Upstairs, you'll find three generously sized bedrooms, ideal for a growing family or accommodating tenants. But the true gem of this property lies in the basement, a vast canvas of opportunity. Will you craft a stylish suite for additional income, create a spacious family room, or add an extra bedroom for guests? The choice is yours. Plus, with the presence of walk-up stairs leading to the basement, the possibilities are endless, making this home highly versatile.

Step outside to a deck, perfect for outdoor gatherings, and an oversized double detached garage with a newer door, adding practicality



and value to this investment. In short, this property is a golden opportunity, ideal for investors seeking their next project or homebuyers looking for a residence with potential. Don't miss out – come and view this home today and unlock the endless possibilities it offers!

Built in 1974

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2089041    |
| Price          | \$410,000   |
| Sold Price     | \$418,000   |
| Bedrooms       | 3           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 1,008       |
| Acres          | 0.11        |
| Year Built     | 1974        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Sold        |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 3316 Doverthorn Road Se |
| Subdivision | Dover                   |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2B 2H4                 |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |

**Interior**

|                   |                   |
|-------------------|-------------------|
| Interior Features | Separate Entrance |
|-------------------|-------------------|

|              |                                                                                     |
|--------------|-------------------------------------------------------------------------------------|
| Appliances   | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Washer |
| Heating      | Forced Air                                                                          |
| Cooling      | None                                                                                |
| Has Basement | Yes                                                                                 |
| Basement     | Finished, Full                                                                      |

## Exterior

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior Features | Playground                        |
| Lot Description   | Back Yard, Corner Lot, Front Yard |
| Roof              | Shingle                           |
| Construction      | Stucco, Wood Frame                |
| Foundation        | Poured Concrete                   |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 26th, 2023 |
| Date Sold      | October 27th, 2023 |
| Days on Market | 1                  |
| Zoning         | R-C1               |
| HOA Fees       | 0.00               |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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