

\$325,000 - 3036 Dover Crescent Se, Calgary

MLS® #A2139159

\$325,000

4 Bedroom, 2.00 Bathroom, 841 sqft

Residential on 0.11 Acres

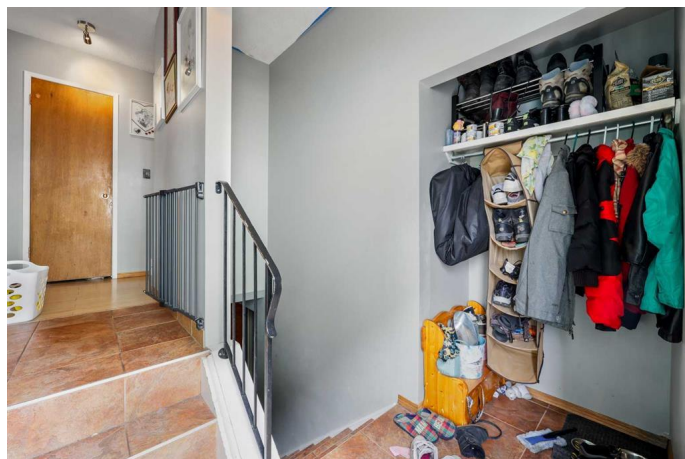
Dover, Calgary, Alberta

Charming Bi-Level 1/2 Duplex in Dover!!

Welcome to your new home or investment opportunity in the heart of the up & coming community of Dover! This charming bi-level 1/2 duplex is perfect for young families or savvy investors.

The main level features a bright and spacious living room with large windows that let in plenty of natural light. The well-appointed kitchen offers ample counter space and cabinetry, ideal for family meals and entertaining. There are two generously sized bedrooms on this level, providing comfort and tranquility, along with a full bathroom featuring modern fixtures. The basement offers a cozy family room, recreation area, perfect for movie nights or playtime (currently used as a bedroom). Two additional bedrooms in the basement are great for guests or a growing family, complemented by a convenient 2 piece bathroom with updated amenities. Outside, you'll enjoy a massive pie-shaped lot, offering plenty of space for gardening, play, or relaxation. The oversized single garage provides ample storage and parking space. Not to mention Hardie Board siding! New Roof in 2016! Situated in the family-friendly community of Dover, this home offers easy access to schools, parks, shopping, and public transit, with all the amenities you need close by for daily errands.

Don't miss out on this incredible opportunity to own a versatile property in a great location. Whether you're looking for a family home or a



smart investment, this bi-level duplex has it all!

Schedule your viewing with your favourite agent today and envision the possibilities!

Built in 1970

Essential Information

MLS® #	A2139159
Price	\$325,000
Sold Price	\$375,000
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	841
Acres	0.11
Year Built	1970
Type	Residential
Sub-Type	Semi Detached
Style	Bi-Level, Side by Side
Status	Sold

Community Information

Address	3036 Dover Crescent Se
Subdivision	Dover
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 1V2

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	See Remarks
Appliances	Dryer, Refrigerator
Heating	Forced Air, Natural Gas

Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 7th, 2024
Date Sold	June 10th, 2024
Days on Market	3
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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