

\$499,000 - 40 Dover Ridge Place Se, Calgary

MLS® #A2165523

\$499,000

3 Bedroom, 2.00 Bathroom, 1,006 sqft

Residential on 0.10 Acres

Dover, Calgary, Alberta

Welcome to 40 Dover Ridge Place SE â€“ such a lovely home! Bi-level with 3 bedrooms (2 up / 1 down) and 2 4pc bathrooms. Enjoy a sunny west-facing backyard with a huge deck for all your outdoor gatherings. Central Air Conditioning, double attached garage and a large storage shed located on a quiet cul-de-sac, perfect for peace and privacy. Step inside to find fresh paint and new vinyl flooring upstairs. The spacious kitchen has a large pantry and opens to the big deckâ€”ideal for meals and entertaining. The front of the house features a large bay window that lets in tons of natural light. Most of the windows have been updated to vinyl for better efficiency. Downstairs, thereâ€™s an adaptable basement area with a bedroom, a full bath, and a large second living room with a cozy wood-burning stove. Thereâ€™s also a wet bar area thatâ€™s ready for you to customize. Convenience is key with a laundry room that includes a washer, dryer, and 2nd fridge. The insulated double garage with alley access offers plenty of parking space. Close to Schools, shopping and transit. Stony/Deerfoot are mere minutes away.

Built in 1973

Essential Information

MLS® # A2165523

Price \$499,000



Sold Price	\$515,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,006
Acres	0.10
Year Built	1973
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	40 Dover Ridge Place Se
Subdivision	Dover
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B2B9

Amenities

Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Water Softener, Window Coverings
Heating	Fireplace(s)
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Lawn, Irregular Lot

Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 13th, 2024
Date Sold	September 19th, 2024
Days on Market	6
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Frame Realty Group Inc.
----------------	-------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.