

\$410,000 - 2923 Doverville Crescent Se, Calgary

MLS® #A2170914

\$410,000

4 Bedroom, 2.00 Bathroom, 1,031 sqft

Residential on 0.08 Acres

Dover, Calgary, Alberta

Calling all investors, this updated home has an illegal basement suite, a sunny south backyard and an extremely walkable location, just down the street from schools! Separate entrances and separate laundry offer ultimate privacy between the basement and upper levels making it ideal as a rental opportunity or for extended family members. Fixed-term leases for both levels are in place, making your job as a landlord even easier! Updated flooring, a neutral colour pallet, newer windows and front door (2023) and central air conditioning create a stylish abode that is comfortable and energy efficient. The living room invites relaxation while an oversized window streams in natural light and extra pot lights illuminate the evenings. The chef of the household will appreciate the modern kitchen that overlooks the backyard with executive features that include quartz countertops, stainless steel appliances, full-height cabinets, stylish herringbone backsplash and ample space for a dining table to gather over a delicious meal. 3 spacious and bright bedrooms along with an updated 4-piece bathroom are all on the upper level. Entirely private from the upper levels the illegally suited basement creates incredible income potential or a private space for multi-generational living. Perfectly set up with a full kitchen, a full bathroom, a living space, a great sized bedroom and its own private laundry, no need to share with the upper level! The south-facing back deck encourages casual barbeques and time spent unwinding



soaking up the sunshine. Convene around the firepit and roast marshmallows under the stars. An included shed hides away seasonal items. Off-street parking with room for a future garage further adds to your convenience. Outstandingly located within walking distance to schools, parks, transit and amenities. Plus endless more are mere moments away on International Avenue including diverse shops, numerous restaurants, grocery stores and the rapid transit line. Don't miss your chance at this incredible investment opportunity! (Note: To display flexibility of space, photos are from before and after current tenancy)

Built in 1970

Essential Information

MLS® #	A2170914
Price	\$410,000
Sold Price	\$395,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,031
Acres	0.08
Year Built	1970
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	2923 Doverville Crescent Se
Subdivision	Dover
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 1V1

Amenities

Parking Spaces	1
Parking	Alley Access, Off Street

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Low Flow Plumbing Fixtures, Separate Entrance, Soaking Tub, Storage, Quartz Counters
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Private Yard, Storage, Fire Pit
Lot Description	Back Lane, Back Yard, Lawn, Landscaped
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 24th, 2024
Date Sold	November 20th, 2024
Days on Market	27
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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