



GRASSROOTS
REALTY GROUP

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2610 Dover Ridge Drive SE
Calgary, Alberta

MLS # A2296200



\$409,900

Division:	Dover		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	1,013 sq.ft.	Age:	1975 (51 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Oversized		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating: Forced Air, Natural Gas

Floors: Hardwood, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Wood Frame

Foundation: Poured Concrete

Features: Open Floorplan, Separate Entrance

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: N/A

Great opportunity for investors or first-time home buyers! This bi-level half duplex in Dover features hardwood flooring throughout the living room, kitchen, dining area, and upper bedrooms, with tile flooring in the bathroom. The dining room offers patio doors leading to a spacious deck, perfect for outdoor entertaining. The lower level includes a separate entrance to a 2-bedroom illegal basement suite, offering potential mortgage-helper income. Additional features include a double detached garage and functional layout. Fireplace has never been used by the current owner and is sold as-is. Excellent potential in an established community.