



**3042 Doverville Crescent SE
Calgary, Alberta**

MLS # A2304379



\$399,000

Division:	Dover		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,068 sq.ft.	Age:	1970 (56 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, RV Access/Parking		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Slab	Utilities:	-
Features:	Storage		

Inclusions: none

Welcome to this charming 2-storey semi-detached home in the heart of Dover, offering the perfect blend of move-in-ready comfort and outstanding investment potential. this property stands out with gated rear double parking pad with RV parking. The main floor features a bright, spacious kitchen and a seamless flow into the inviting living area, complete with durable laminate flooring. Upstairs, you'll find three generously sized bedrooms and a beautifully renovated 4-piece bathroom. The partially finished basement adds valuable flexibility, featuring a 4th bedroom with a proper egress window, a convenient 2-piece bathroom, and a laundry area with washer and dryer. The remaining space is ready for your personal touch, offering a great opportunity to add instant equity. Outside, the large fully fenced backyard is a true highlight and an entertainer's dream. plenty of space to relax on the front or rear yard. Unwind in the working hot tub, included as-is. Location is key, and this home delivers. You're within walking distance to three schools and nearby parks, with quick access to Deerfoot Trail, public transit, and Downtown Calgary. Whether you're a first-time buyer, investor, or looking for a property with strong rental potential, this Dover gem is one you won't want to miss.