



**3341 Doverthorn Road SE**  
**Calgary, Alberta**

**MLS # A2305315**



**\$470,000**

<b>Division:</b>	Dover		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	964 sq.ft.	<b>Age:</b>	1975 (51 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, On Street		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding , Concrete, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** Refrigerators

Beautiful fully developed bungalow-style duplex located in the highly desirable community of Dover. This property is an excellent opportunity for both investors and first-time home buyers. Recent updates include shingles, flooring, and paint completed within the past few years. The home features an illegal basement suite, offering added flexibility and income potential. The main floor offers two spacious bedrooms, with the option to easily convert space into a third bedroom if desired. The basement includes two additional bedrooms and a full bathroom, providing comfortable living space on both levels. In total, the property offers two full bathrooms. A double detached garage adds convenience and value. The property is currently rented both upstairs and downstairs for \$2,600 plus utilities. Tenants are on a month-to-month basis and are willing to stay, making this a turnkey investment opportunity. Conveniently located just minutes from shopping, schools, playgrounds, public transit, and downtown. Contact your realtor today to book a private viewing.