



GRASSROOTS
REALTY GROUP

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3240 Dovercliffe Road SE
Calgary, Alberta

MLS # A2310414



\$424,900

Division:	Dover		
Type:	Residential/House		
Style:	Bi-Level		
Size:	597 sq.ft.	Age:	1970 (56 yrs old)
Beds:	2	Baths:	1
Garage:	220 Volt Wiring, Double Garage Detached, Heated Garage, Oversized, RV Access		
Lot Size:	0.09 Acre		
Lot Feat:	Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas
Floors:	Laminate, Linoleum, Tile
Roof:	Asphalt Shingle, Flat
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Breakfast Bar, Built-in Features

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: None

The perfect blend of modern updates with functional, low-maintenance living – Welcome home to 3240 Dovercliffe Road SE! The heart of the home is a bright, open-concept main living space where the kitchen, dining, & living areas flow effortlessly together, making the footprint feel spacious and intentional. You will love the beautifully updated kitchen, featuring modern finishes, warm wood accents, endless prep space & a convenient breakfast bar perfect for casual dining. Major updates like newer windows, patio door, furnace, and roof have already been taken care of making this home move-in ready. The fully finished lower level adds incredible flexibility with spacious primary retreat complete with office/lounge/recreation space, a second bedroom, & full 4-piece bathroom with stunning tilework. Outside you will find the private backyard offering a deck that opens off the main level patio doors, a lower patio area, greenspace, and a dog run area. The heated double detached oversized garage has space for all your vehicles, hobbies & interests and includes an additional enclosed parking area, and a paved back lane that ensures easy year-round access. Fresh, stylish, and incredibly easy to maintain, this home provides everything you need for effortless everyday living. Book your viewing today!