



GRASSROOTS
REALTY GROUP

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2918 Doverville Crescent SE
Calgary, Alberta

MLS # A2314739



\$499,000

Division:	Dover		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	980 sq.ft.	Age:	1971 (55 yrs old)
Beds:	5	Baths:	2
Garage:	Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Level, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions:	N/A
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INCREDIBLE INVESTMENT OPPORTUNITY OR MORTGAGE HELPER — BI-LEVEL HALF DUPLEX WITH LEGAL BASEMENT SUITE IN DOVER! Welcome to this BRIGHT & SPACIOUS bi-level half duplex offering 5 BEDROOMS and 2 FULL BATHROOMS across two well-appointed levels. PACKED WITH RECENT UPGRADES including a NEW ROOF, RENOVATED BATHROOMS, NEW ELECTRICAL PANEL, NEWER FURNACE, and HOT WATER TANK (2022) — the big-ticket items are already done! The MAIN FLOOR boasts three generous bedrooms, a 4-piece bathroom, a LARGE BRIGHT LIVING ROOM, and a kitchen with a dedicated eating area. The LEGAL BASEMENT SUITE features a SEPARATE EXTERIOR ENTRY, second kitchen, two additional bedrooms, a 4-piece bathroom, and its own laundry — perfect for rental income or extended family living. Step outside to a HUGE FULLY FENCED BACKYARD with back lane access while still leaving ample space for summer entertaining. Conveniently located close to SCHOOLS, PARKS, PLAYGROUNDS, and SHOPPING. Live up, rent down — or invest with confidence.