



GRASSROOTS
REALTY GROUP

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3232 Doverville Crescent SE
Calgary, Alberta

MLS # A2318164



\$529,999

Division:	Dover		
Type:	Residential/House		
Style:	Bi-Level		
Size:	956 sq.ft.	Age:	1972 (54 yrs old)
Beds:	3	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Gazebo, Landscaped, M		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Laminate	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Soaking Tub, Wet Bar		

Inclusions: 10-person hot tub, gazebo, greenhouse, swings with umbrella, concrete dining patio/slab, outdoor table, outdoor chairs, outdoor umbrella, fire pit, swings with canopies, bar fridge, 2 garage door openers, solar-powered water fountain, solar-powered fence lights, solar-powered garage lights, security cameras, all window coverings.

Welcome to this beautifully maintained and thoughtfully updated Single Family bi-level offering approximately 1,686 sq. ft. of developed living space. The home features 3 bedrooms, a bright living room, functional kitchen and dining area, a spacious recreation room with custom bar, ample storage, and a dedicated laundry/utility room. Many of the major upgrades buyers often worry about have already been completed, including all new energy-efficient windows, a high-efficiency furnace (2023), central air conditioning (2023), eco-smart thermostat, copper and PEX plumbing, updated electrical service, and a separate 220-volt electrical panel. The true highlight of this property is the fully landscaped, secluded backyard retreat. Mature trees, fruit trees, flowering shrubs, perennial gardens, a greenhouse, gazebo, 10-person hot tub, fire pit area, solar-powered fountain, solar lighting, and multiple outdoor gathering spaces create an ideal setting for relaxing, gardening, and entertaining. Extras included with the home are the greenhouse, gazebo, hot tub, outdoor furniture, fire pit, security cameras, solar fountain, solar lighting, two garage door openers, and all window coverings. See supplements for full list of inclusions and garden stock. Conveniently located near schools, parks, shopping, transit, and major roadways, this move-in-ready property offers comfort, convenience, and an exceptional outdoor lifestyle in an established Calgary neighborhood.