



GRASSROOTS
REALTY GROUP

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3644 Dover Ridge Drive SE
Calgary, Alberta

MLS # A2320523



\$469,867

Division:	Dover		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,010 sq.ft.	Age:	1972 (54 yrs old)
Beds:	4	Baths:	2
Garage:	220 Volt Wiring, Garage Door Opener, Guest, Private Electric Vehicle Charging		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Electric, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Metal Siding , Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, See Remarks		

Inclusions: EV Car Charger, solar system, Sense Home Energy Monitor equipment only

Great ECO friendly 4-bedroom bi-level home in Dover Ridge! Offers a great blend of modern updates, comfort with New Insulation, and long-term value. The main level features updated kitchen cabinets, luxury vinyl plank flooring, and a fully renovated bathroom. The finished basement includes plush carpet and a spacious family room, perfect for relaxing, entertaining, or future suite potential, subject to City approval. This home is also designed with ENERRGY EFFICENCY in mind, featuring SOLAR PANELS, an EV charger, newer windows, a high-efficiency electric furnace, and an electric hot water tank, helping reduce monthly utility costs with NO GAS. Private backyard, Single garage, + parking space on the side, provide plenty of space for parking, storage, and outdoor enjoyment. Conveniently located close to schools, parks, public transit, and everyday amenities. Move-in ready and full of value.