



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

3722 Dover Ridge Drive SE
Calgary, Alberta

MLS # A2329946



\$489,900

Division:	Dover		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,097 sq.ft.	Age:	1971 (55 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Carport		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Open Floorplan, Storage		

Inclusions: NA

Welcome to your private inner-city oasis in the highly desirable community of Dover. From the moment you arrive, the gorgeous, curated landscaping sets this property apart—yards of this calibre are a rare find. Step inside to discover a bright, open concept layout highlighted by updated flooring and a spacious kitchen perfect for hosting. The main floor features three comfortable bedrooms, including the primary which boasts a private 2-piece ensuite. A full 4-piece main bath completes the floor. The fully finished basement features a separate entrance, a second kitchen, a cosy living area, two additional bedrooms, and a 3-piece bath (illegal suite)—perfect as a mortgage helper or multi-generational living space. Outside, the backyard is a true showstopper. Relax on the wraparound deck or tend to your private garden oasis filled with lush greenery. You can grow your own food in the vegetable garden! Finally the carport will keep the snow off your vehicles in the winter and keep it safe from hail in the summer. Exceptional inner-city homes with yards like this don't last long—schedule your tour today!