



GRASSROOTS
REALTY GROUP

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3341 Doverthorn Road SE
Calgary, Alberta

MLS # A2345269



\$440,000

Division:	Dover		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	988 sq.ft.	Age:	1975 (51 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry		

Inclusions:	n/a
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Welcome to this beautifully developed bungalow-style duplex in the sought-after community of Dover—an excellent opportunity for investors, first-time buyers, or those seeking additional rental income. Recent updates include shingles, flooring, and fresh paint, offering a move-in-ready feel. The main floor features two spacious bedrooms, with the flexibility to create a third, along with a full bathroom. The fully developed basement includes an 2-bedroom III- legal suite, a full bathroom, and comfortable living space, providing excellent versatility. A double detached garage adds convenience and value. Currently rented for \$2,600 plus utilities, with tenants on a month-to-month lease who are willing to stay, this property offers immediate income potential. Ideally located minutes from shopping, schools, playgrounds, transit, and downtown. Book your private viewing today!