



**3416 DOVER RIDGE Drive, Calgary T2B2B1**

MLS®#: **A2150159** Area: **Dover** Listing **07/19/24** List Price: **\$429,990**  
 Status: **Active** County: **Calgary** Change: **-\$20k, 01-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary** Finished Floor Area  
 Year Built: **1972** Abv Sqft: **603**  
 Lot Information Low Sqft:  
 Lot Sz Ar: **4,445 sqft** Ttl Sqft: **603**  
 Lot Shape:

DOM

**59**  
Layout  
 Beds: **3 (3 )**  
 Baths: **1.0 (1 0)**  
 Style: **Bi-Level**

Parking

Ttl Park: **2**  
 Garage Sz: **2**

Access:  
 Lot Feat: **Back Lane,Landscaped,Rectangular Lot**  
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Shingle,Tar/Gravel** Construction:  
 Heating: **Forced Air** **Aluminum Siding**  
 Sewer: Flooring:  
 Ext Feat: **Other** **Carpet,Tile,Vinyl**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer**  
 Int Feat: **Open Floorplan**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	6`3" x 8`0"	Living Room	Main	12`3" x 20`4"
Dining Room	Main	14`8" x 10`7"	Kitchen	Main	11`0" x 9`9"
Balcony	Main	10`2" x 20`4"	Bedroom	Basement	8`9" x 9`11"
Bedroom	Basement	12`2" x 8`11"	Bedroom	Basement	8`7" x 8`11"
Walk-In Closet	Basement	5`1" x 4`9"	4pc Bathroom	Basement	4`11" x 6`10"
Laundry	Basement	5`4" x 10`3"			

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**117LK**

Zoning:  
**R-C1**

Remarks

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Pub Rmks: **Discover serenity and modern comfort at 3416 Dover Ridge Drive SE, where this beautifully renovated bi-level home offers 1085 square feet of finished living area and a perfect blend of style and functionality. Nestled in a peaceful neighborhood, this residence boasts: Upon entry, you're greeted by a spacious living area featuring a cozy fireplace in the inviting living room, complemented by an adjacent dining room ideal for gatherings. The well-appointed kitchen on the main floor provides ample space for culinary creations. Downstairs, three bedrooms await, providing a private and tranquil retreat. The bathroom is elegantly updated, featuring heated floors for added luxury and comfort. Outside, enjoy the convenience of a double over-sized garage with shelves, plumbed for a propane heater, perfect for hobbies or extra storage. A private deck offers an inviting space for outdoor relaxation, while a new fence ensures privacy. Additional highlights include new windows throughout, enhancing natural light, and new flooring that extends a fresh, modern feel throughout the home. This residence combines practicality with aesthetic appeal. Schedule your showing today and envision the possibilities of living at 3416 Dover Ridge Drive SE. Bus stop located out front providing easy access to public transit.**

Inclusions: **None**  
Property Listed By: **eXp Realty**

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**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**