



THE
A-TEAM

**RE/MAX
FIRST**

40 DOVER RIDGE Place, Calgary T2B2B9

MLS® #: **A2165523** Area: **Dover** Listing Date: **09/13/24** List Price: **\$499,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1973**
Lot Information
 Lot Sz Ar: **4,380 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,006**
 Low Sqft:
 Ttl Sqft: **1,006**

DOM
6
Layout
 Beds: **3 (2 1)**
 Baths: **2.0 (2 0)**
 Style: **Bi-Level**

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

Access:
 Lot Feat: **Back Lane, Back Yard, Cul-De-Sac, Front Yard, Lawn, Irregular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stucco, Vinyl Siding, Wood Frame**
 Heating: **Fireplace(s)** Flooring: **Laminate, Tile, Vinyl**
 Sewer: Water Source:
 Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Water Softener, Window Coverings**
 Int Feat: **Ceiling Fan(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	11`11" x 18`4"	Dining Room	Main	9`5" x 13`7"
Bedroom - Primary	Main	11`11" x 11`10"	Bedroom	Main	8`9" x 11`11"
Bedroom	Basement	8`8" x 11`3"	Kitchen	Main	13`7" x 9`6"
Laundry	Basement	9`7" x 10`8"	Living Room	Basement	11`3" x 25`11"
4pc Bathroom	Main		4pc Bathroom	Basement	

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

117LK

Zoning:
R-C1

Remarks

Pub Rmks: **Welcome to 40 Dover Ridge Place SE - such a lovely home! Bi-level with 3 bedrooms (2 up / 1 down) and 2 4pc bathrooms. Enjoy a sunny west-facing backyard with a huge deck for all your outdoor gatherings. Central Air Conditioning, double attached garage and a large storage shed located on a quiet cul-de-sac, perfect for peace and privacy. Step inside to find fresh paint and new vinyl flooring upstairs. The spacious kitchen has a large pantry and opens to the big deck—ideal for meals and entertaining. The front of the house features a large bay window that lets in tons of natural light. Most of the windows have been updated to vinyl for better efficiency. Downstairs, there's an adaptable basement area with a bedroom, a full bath, and a large second living room with a cozy wood-burning stove. There's also a wet bar area that's ready for you to customize. Convenience is key with a laundry room that includes a washer, dryer, and 2nd fridge. The insulated double garage with alley access offers plenty of parking space. Close to Schools, shopping and transit. Stony/Deerfoot are mere minutes away.**

Inclusions: **Backyard Shed, Refrigerator in Laundry Room, all wall mounts**
Property Listed By: **Frame Realty Group Inc.**

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







