



THE
A-TEAM

**RE/MAX
FIRST**

3038 DOVER Road, Calgary t2b1v6

MLS® #: **A2167888** Area: **Dover** Listing **09/23/24** List Price: **\$445,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1970**
Lot Information
 Lot Sz Ar: **4,510 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,120**
 Low Sqft:
 Ttl Sqft: **1,120**

DOM

89
Layout
 Beds: **3 (3)**
 Baths: **1.0 (1 0)**
 Style: **Bungalow**

Parking

Ttl Park: **6**
 Garage Sz:

Access:
 Lot Feat: **Back Yard,City Lot,Rectangular Lot**
 Park Feat: **Parking Pad,Stall**

Utilities and Features

Roof: **Asphalt**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Other,Private Yard**

Construction: **Mixed**
 Flooring: **Carpet,Ceramic**
Tile,Hardwood,Laminate,Linoleum
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **See Remarks**
 Int Feat: **Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	11`1" x 11`5"	4pc Bathroom	Main	0`0" x 0`0"
Kitchen	Main	15`4" x 11`5"	Living Room	Main	14`10" x 13`7"
Bedroom	Main	10`6" x 10`0"	Bedroom	Main	9`2" x 10`1"

Legal/Tax/Financial

Title: Zoning:

Fee Simple

Legal Desc:

6938JK

R-C2

Remarks

Pub Rmks: **Discover this spacious 3-bedroom, 1-bathroom bungalow in Dover, featuring over 1,120 sq ft of living space! This R2-zoned detached property offers an excellent opportunity with loads of potential. Nestled on a quiet street, it's conveniently located near schools, parks, shopping, and downtown. Enjoy ample parking options, including street parking and a large RV space in the backyard. The home boasts updated windows, an updated kitchen, and a refreshed exterior. With generously sized rooms on the main floor and a partially finished basement, this property is ready for your personal touches Don't miss out—schedule a viewing!**

Inclusions: **N/A**

Property Listed By: **MaxWell Capital Realty**

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



