



THE
A-TEAM

**RE/MAX
FIRST**

3038 DOVER Road, Calgary t2b1v6

MLS® #: **A2167888**

Area: **Dover**

Listing Date: **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:

Access:

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

DOM

59
Layout
Beds: **3 (3)**
Baths: **1.0 (1 0)**
Style: **Bungalow**

Parking

Ttl Park: **6**
Garage Sz:

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 |
|--------------------------|-------------|----------------------|
| Bedroom - Primary | Main | 11`1" x 11`5" |
| Kitchen | Main | 15`4" x 11`5" |
| Bedroom | Main | 10`6" x 10`0" |

| Room | Level | Dimensions |
|---------------------|-------------|-----------------------|
| 4pc Bathroom | Main | 0`0" x 0`0" |
| Living Room | Main | 14`10" x 13`7" |
| 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



