



THE
A-TEAM

**RE/MAX
FIRST**

3039 DOVER RIDGE Drive, Calgary T2B 2A4

MLS®#: **A2168661**

Area: **Dover**

Listing Date: **10/05/24**

List Price: **\$469,900**

Status: **Pending**

County: **Calgary**

Change: **-\$25k, 05-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1974**

Finished Floor Area

Abv Sqft: **833**
Low Sqft:
Ttl Sqft: **833**

Lot Information

Lot Sz Ar: **5,005 sqft**
Lot Shape:

DOM

46
Layout
Beds: **4 (2 2)**
Baths: **2.0 (2 0)**
Style: **Bi-Level**

Access:

Lot Feat:
Park Feat: **Other**
Double Garage Detached

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other**

Construction: **Concrete, Wood Frame**
Flooring: **Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Stove, Refrigerator, Washer/Dryer Stacked, Window Coverings**
Int Feat: **See Remarks**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	37`3" x 3`9"	Living Room	Main	13`3" x 13`5"
Dining Room	Main	6`10" x 9`5"	Laundry	Main	3`6" x 3`0"
4pc Bathroom	Main	5`0" x 7`11"	Bedroom	Main	10`0" x 9`1"
Bedroom	Basement	9`1" x 10`3"	Family Room	Basement	12`7" x 12`3"
Kitchen	Main	8`7" x 11`5"	Bedroom - Primary	Main	9`11" x 11`1"
Bedroom	Basement	9`2" x 8`7"	Kitchen	Basement	6`7" x 11`5"
Furnace/Utility Room	Basement	7`4" x 6`5"	4pc Bathroom	Basement	4`11" x 7`11"

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

731422

Remarks

Pub Rmks: **Welcome to this beautifully done home that is a perfect first time home or investment. 4 BEDS | 2 BATHS | 2 KITCHENS | 2 LAUNDRY | ILLEGAL SUITE | in the Heart of Dover | modern vinyl plank flooring throughout the house, newer appliances, freshly painted. Close to school, shopping, transit with easy access to downtown. Main Floor: Features 2 spacious bedrooms, 1 full bathroom, and Laundry: Separate laundry for both the main floor and the basement. Basement Suite: A separate 2-bedroom illegal suite with its own entrance. this home is move-in ready. Book your showing today!**

Inclusions:
Property Listed By: **n/a**
eXp Realty

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











