



THE
A-TEAM

**RE/MAX
FIRST**

3229 DOVER Road, Calgary T2B 1V5

MLS®#: **A2178556**

Area: **Dover**

Listing **11/11/24**

List Price: **\$529,999**

Status: **Pending**

County: **Calgary**

Date:
Change: **-\$20k, 19-Nov**

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 Lane,Back Yard,Few Trees,Landscaped**
Park Feat: **Carport,RV Access/Parking**

DOM

22
Layout
Beds: **5 (3 2)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking

Ttl Park: **2**
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Garden,Lighting**

Construction: **Aluminum Siding ,See Remarks**
Flooring: **Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Refrigerator,See Remarks,Stove(s),Washer/Dryer,Washer/Dryer Stacked**
Int Feat: **Ceiling Fan(s),Granite Counters,No Animal Home,Quartz Counters,See Remarks**
Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|--------------------------|-----------------|-----------------------|---------------------|-----------------|----------------------|
| 4pc Bathroom | Main | 11`5" x 4`11" | Bedroom | Main | 10`1" x 9`2" |
| Bedroom | Main | 10`1" x 10`5" | Dining Room | Main | 11`9" x 9`1" |
| Kitchen | Main | 11`5" x 11`10" | Living Room | Main | 13`8" x 18`8" |
| Bedroom - Primary | Main | 11`5" x 11`0" | 3pc Bathroom | Basement | 8`5" x 7`3" |
| Bedroom | Basement | 20`1" x 9`6" | Bedroom | Basement | 21`6" x 8`9" |
| Living Room | Basement | 15`4" x 21`7" | Kitchen | Basement | 13`1" x 6`6" |

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

6938JK

Zoning:
R-CG

Remarks

Pub Rmks: **FULLY RENOVATED HOUSE IN THE HEART OF DOVER, 3 BEDROOM ON THE MAIN FLOOR, 1 BATHROOM. SEPERATE LAUNDRY ON THE MAIN FLOOR, BEAUTIFUL BRAND NEW KITCHEN WITH QUARTZ COUNTER TOPS. NEW WINDOWS AND ROOF THROUGH OUT THE HOUSE. LVP ON THE MAIN FLOOR.. KNOCKDOWN TEXTUR THROUGHT THE HOUSE WITH NEW PAINT INSIDE AND OUTSIDE THE HOUSE. SEPERATE ENTRANCE FOR THE BASEMENT. 2 BEDROOMS ILLEGAL BASEMENT SUITE BASEMENT HAS FULL SIZE KITHCEN AND SEPERATE LAUNDRY. ALL NEW APPLIANCE. WALKSING DISTANCE FROM THE SCHOOL. CALL YOUR FAVOURITE REALTOR.**

Inclusions:
Property Listed By: **N/A**
First Place Realty

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







