



THE
A-TEAM

**RE/MAX
FIRST**

3239 DOVERCLIFFE Road, Calgary T2B 1W1

MLS®#: **A2182510** Area: **Dover** Listing **12/06/24** List Price: **\$594,900**
 Status: **Active** County: **Calgary** Date: Change: **-\$5k, 16-Dec** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1973** Abv Sqft: **986**
Lot Information Low Sqft:
 Lot Sz Ar: **4,004 sqft** Ttl Sqft: **986**
 Lot Shape:

DOM

15
Layout
 Beds: **5 (3 2)**
 Baths: **3.0 (3 0)**
 Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Few Trees,Front Yard,Garden**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Fireplace(s),Forced Air**
 Sewer:
 Ext Feat: **Other,Playground,Private Entrance,Private Yard**

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

Kitchen Appl: **Dishwasher,Electric Range,Refrigerator,See Remarks,Washer/Dryer,Washer/Dryer Stacked**
 Int Feat: **No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Main	4`0" x 7`0"	Bedroom	Main	11`3" x 9`11"
Bedroom - Primary	Main	11`3" x 9`11"	Living Room	Main	19`9" x 16`11"
4pc Bathroom	Main	5`0" x 9`11"	Bedroom	Main	8`0" x 9`5"
Kitchen	Main	10`9" x 10`4"	4pc Bathroom	Basement	5`0" x 7`3"
Bedroom	Basement	8`3" x 10`7"	Bedroom	Basement	10`1" x 12`10"
Kitchen	Basement	16`3" x 13`7"	Game Room	Basement	19`9" x 13`3"
Furnace/Utility Room	Basement	9`1" x 13`7"			

Title:
Fee Simple
Legal Desc:

Zoning:
RC-1

7382JK

Remarks

Pub Rmks: **5 BEDS | 3 BATHS | 2 KITCHENS | 2 LAUNDRY | iLLEGAL SUITE| DOUBLE OVERSIZED DETACHED GARAGE 1 Brand New Fully Renovated Detached House in the Heart of Dover| Renovations: Brand new windows, roof, hot water tank, and modern vinyl plank flooring throughout the house. Main Floor: Features 3 spacious bedrooms, 2 full bathrooms, and a cozy electric fireplace. Kitchen: Stunning kitchen with quartz countertops and modern finishes. Laundry: Separate laundry rooms for both the main floor and the basement. Basement Suite: A separate 2-bedroom illegal suite with its own entrance. Garage: Oversized double detached garage with pot lights installed around the exterior of both the house and garage. Seller: Motivated to sell. This home is move-in ready with stylish updates and plenty of space.**

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









