



THE
A-TEAM

**RE/MAX
FIRST**

3239 DOVERCLIFFE Road, Calgary T2B 1W1

MLS®#: **A2182510**

Area: **Dover**

Listing Date: **12/06/24**

List Price: **\$589,999**

Status: **Pending**

County: **Calgary**

Change: **-\$5k, 06-Jan**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1973**

Finished Floor Area
Abv Sqft: **986**
Low Sqft:
Ttl Sqft: **986**

DOM

57
Layout
Beds: **5 (3 2)**
Baths: **3.0 (3 0)**
Style: **Bungalow**

Lot Information

Lot Sz Ar: **4,004 sqft**
Lot Shape:

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

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

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









