



THE
A-TEAM

**RE/MAX
FIRST**

3833 DOVER RIDGE Drive, Calgary T2B 2N2

MLS® #: **A2183804**

Area: **Dover**

Listing Date: **12/17/24**

List Price: **\$545,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1977**

Lot Information

Lot Sz Ar: **4,542 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,044**
Low Sqft:
Ttl Sqft: **1,044**

DOM

4
Layout
Beds: **4 (3 1)**
Baths: **2.5 (2 1)**
Style: **Bi-Level**

Parking

Ttl Park: **3**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Corner Lot,Few Trees,Front Yard,Lawn,See Remarks**
Park Feat: **Double Garage Detached,Off Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

Construction: **Metal Siding ,Wood Frame**
Flooring: **Ceramic Tile,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Electric Stove,Microwave,Refrigerator,Window Coverings**
Int Feat: **Dry Bar,Laminate Counters,Pantry,Stone Counters**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Main	10`5" x 11`0"	Bedroom	Main	8`0" x 9`7"
Bedroom	Main	9`0" x 8`3"	2pc Ensuite bath	Main	0`0" x 0`0"
4pc Bathroom	Main	0`0" x 0`0"	3pc Bathroom	Basement	0`0" x 0`0"
Bedroom	Basement	9`11" x 8`11"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

7710325

Zoning:
R-CG

Remarks

Pub Rmks: **Amazing opportunity in Dover! This 4-bedroom, 2.5-bathroom bi-level home is situated on a corner lot with an oversized double detached garage. It has seen upgrades over the years, including new flooring and fresh paint. A rental property since 2004, it's ready for some love and offers great potential for the right buyer. Call for a private viewing today!**

Inclusions: **N/A**
Property Listed By: **CIR Realty**

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









