



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3248 DOVERCLIFFE Road, Calgary T2B 1W2**

MLS® #: **A2194088**

Area: **Dover**

Listing Date: **02/27/25**

List Price: **\$569,900**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 22-Mar**

Association: **Fort McMurray**



#### General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1970**

#### Lot Information

Lot Sz Ar: **4,095 sqft**  
Lot Shape:

#### Finished Floor Area

Abv Sqft: **911**  
Low Sqft:  
Ttl Sqft: **911**

#### DOM

**51**

#### Layout

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

#### Parking

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

Access:

Lot Feat: **Back Lane, Back Yard, Rectangular Lot**  
Park Feat: **Double Garage Detached**

#### Utilities and Features

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

Construction: **Brick, Vinyl Siding, Wood Frame**  
Flooring: **Laminate, Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer**  
Int Feat: **Quartz Counters, See Remarks, Separate Entrance**  
Utilities:

#### Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living/Dining Room Combination</b>	<b>Main</b>	<b>13`5" x 10`4"</b>	<b>Kitchen</b>	<b>Main</b>	<b>13`9" x 10`0"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`0" x 8`9"</b>	<b>Bedroom</b>	<b>Main</b>	<b>10`11" x 8`9"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`4" x 8`3"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>10`3" x 4`11"</b>
<b>Family Room</b>	<b>Basement</b>	<b>9`6" x 7`6"</b>	<b>Kitchenette</b>	<b>Basement</b>	<b>10`5" x 6`11"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>12`10" x 9`6"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>12`8" x 9`10"</b>

Laundry	Basement	8`8" x 4`11"	4pc Bathroom Legal/Tax/Financial	Basement	8`7" x 4`11"
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Title: <b>Fee Simple</b>		Zoning: <b>R-CG</b>	
Legal Desc:	<b>7382JK</b>		Remarks

Pub Rmks:	<b>FULLY RENOVATED 5 BEDROOMS BASEMENT IILEGAL SUITE OVER-SIZED GARAGE</b> Nestled in the heart of Dover, located on a quiet street this fully renovated (2023) bungalow offers a perfect blend of modern design and cozy charm. As you walk through the living space, notice the fresh, modern flooring beneath your feet, guiding you into a sleek kitchen with stainless steel appliances, quartz countertops, and new cabinetry. Many newer upgrades include: Pex plumbing, all Windows including Egress basement windows, Furnace, Hot Water Tank, paint, Vinyl Plank on main floor and Laminate flooring in basement! The fully renovated basement has an illegal suite w/ separate entrance, offering 2 more bedrooms, 4pc bath, living area, a fully equipped kitchen/dining area with quartz counter-tops, and a white appliance package. Shared laundry round out the lower level. Outside this home you will find a nice backyard for summer entertaining. Fully fenced w/ space for a play center, this yard will be enjoyed for years to come. This home includes a 2023 Built OVER-SIZED Double Garage w/ 240v and gas line for future heating. It also offers a convenient location, with quick access to parks, playground, schools, & shopping. Simply move in & start making new memories w/ your Family in this TURN-KEY Home!
Inclusions:	<b>None</b>
Property Listed By:	<b>Real Broker</b>

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













