# \$419,900 - 3119 Doverville Crescent Se, Calgary

MLS® #A2228572

## \$419,900

4 Bedroom, 2.00 Bathroom, 978 sqft Residential on 0.08 Acres

Dover, Calgary, Alberta

This nicely updated bi-level duplex is the perfect mix of functionality, and affordability â€" and it backs directly onto a green space and playground! Whether you're a first-time buyer, multi-generational family, or savvy investor, with almost 2000 total square feet spanning the two floors this home checks all the boxes. Upstairs, you'll find THREE (that's right!) spacious, light-filled bedrooms, each with generously sized walk in closets (SO MUCH STORAGE), a refreshed 4-piece bathroom, and a bright, galley style kitchen that flows into the open concept living and dining spaces. Enjoy your morning coffee on the front balcony, and soak in the peaceful surroundings and mature tree that provides privacy and shade. Downstairs, the lower level offers incredible flexibility. With a separate entrance, full sized eat-in kitchen, living/dining area, one great sized bedroom, and a full updated bathroom, it can function as an illegal suite â€" or seamlessly work as extra space for those who want to enjoy the entire home. A shared laundry room is conveniently located on the lower level, and the fully fenced sun soaked backyard provides plenty of room for pets and kids - it's the perfect place to host barbecues or just to unwind in after a long day. With a playground right behind the home, it's like having your own private park â€" without the upkeep! This home is excellently located just minutes from International Avenue's vibrant restaurants and shops as well as minutes to schools and other







amenities. This home also offers quick access to Peigan, Stoney, and Deerfoot Trails â€" making commutes easy and getting around the city a breeze. Dover gives you that inner-city feel without the price tag, and a welcoming community vibe you'II love coming home to. Whether you're looking for a great property to add to your investment portfolio or a place to truly call home, this is one opportunity you don't want to miss. Opportunity's knocking â€" are you ready to answer? Recent updates of note include: New Electrical panel, Furnace (2019), Hot water heater (2020), Washer & Dryer (2022), Mostly updated appliances, Laminate flooring throughout, Improved attic insulation.

#### Built in 1970

#### **Essential Information**

MLS® # A2228572 Price \$419,900

Bedrooms 4

Bathrooms 2.00

Full Baths 2

Square Footage 978

Acres 0.08 Year Built 1970

Type Residential

Sub-Type Semi Detached

Style Side by Side, Bi-Level

Status Active

## **Community Information**

Address 3119 Doverville Crescent Se

Subdivision Dover
City Calgary
County Calgary
Province Alberta
Postal Code T2B 1V1

#### **Amenities**

Parking Spaces

Parking Off Street, Stall

3

#### Interior

Interior Features Laminate Counters, No Animal Home, No Smoking Home, Open

Floorplan, Pantry, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window

Coverings

Heating Forced Air

Cooling None

Has Basement Yes

Basement Finished, Full, Suite, Walk-Up To Grade

#### **Exterior**

Exterior Features Private Yard

Lot Description Back Lane, Back Yard, Backs on to Park/Green Space, City Lot, Front

Yard, Low Maintenance Landscape, Street Lighting

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed June 6th, 2025

Days on Market 10

Zoning R-CG

### **Listing Details**

Listing Office CIR Realty

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