



# 3039 Dover Ridge Drive Calgary Alberta

\$495,000

Welcome to this beautifully done home that is a perfect first time home or investment. 4 BEDS | 2 BATHS | 2 KITCHENS | 2 LAUNDRY | iLLEGAL SUITE| in the Heart of Dover| modern vinyl plank flooring throughout the house, newer appliances, freshly painted. Close to school, shopping, transit with easy access to downtown. Main Floor: Features 2 spacious bedrooms, 1 full bathroom, and Laundry: Separate laundry for both the main floor and the basement. Basement Suite: A separate 2-bedroom illegal suite with its own entrance. this home is move-in ready. Book your showing today! (id:6769)

- Bedroom 9.17 Ft x 8.58 Ft
- Bedroom 9.08 Ft x 10.25 Ft
- Kitchen 6.58 Ft x 11.42 Ft
- Family room 12.58 Ft x 12.25 Ft
- Furnace 7.33 Ft x 6.42 Ft
- 4pc Bathroom 4.92 Ft x 7.92 Ft
- Other 37.25 Ft x 3.75 Ft

- Living room 13.25 Ft x 13.42 Ft
- Kitchen 8.58 Ft x 11.42 Ft
- Dining room 6.83 Ft x 9.42 Ft
- Laundry room 3.50 Ft x 3.00 Ft
- 4pc Bathroom 5.00 Ft x 7.92 Ft
- Primary Bedroom 9.92 Ft x 11.08 Ft
- Bedroom 10.00 Ft x 9.08 Ft

Listing Presented By:



Originally Listed by: eXp Realty



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca