



## 3409 Doverthorn Road Calgary Alberta

\$389,800

3409 Doverthorn just underwent a major \$70,000 renovation and sets up perfectly for the savvy first time buyer or investor to suite the lower level (subject to approval/permitting from the City of Calgary) and live in the bright/spacious upper, or a young family to occupy the entire property. This lot is extra wide at 33 feet and enjoys a sunny south yard. Over the last few months, the owner has re-done the kitchen with brand new appliances, lighting, sink, plumbing, and countertops. The main level features 2 big bedrooms + den, wide plank flooring, fireplace, formal living/dining spaces, and picture windows. The lower level has a brand new 3-piece bath, more wide plank floors, a big laundry room with BRAND NEW washer/dryer, bedroom, storage, and flex room that can easily be converted to a second bedroom. Infrastructure upgrades include a NEW ROOF about 3 years ago, sections of new wiring/plumbing, and select NEW windows or glass replacement. This location is quiet and close to parks/playgrounds/transit. (id:6769)

Bedroom 10.83 Ft x 8.08 Ft  
3pc Bathroom 7.75 Ft x 5.17 Ft  
Primary Bedroom 12.42 Ft x 11.42 Ft

Bedroom 8.08 Ft x 12.50 Ft  
4pc Bathroom 8.00 Ft x 5.00 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX Realty Professionals



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