



2606 Dover Ridge Drive Calgary Alberta

\$469,900

LEGAL SUITE | INNER-CITY CORNER LOT | 4 BEDS | 2 BATHS | 2 KITCHENS | 2 LAUNDRY | TONS OF

PARKING Welcome to this charming bi-level home in the heart of Dover, a fantastic opportunity for first-time buyers or savvy investors. Situated on a spacious corner lot directly beside green space and across from amenities, this home offers a great place to call home with endless potential, and a legal 2 bedroom basement suite. The main floor features a bright and open layout with 2 generous bedrooms and a full 4 piece bathroom. Large windows fill the space with natural light, while the functional kitchen provides ample cabinetry and room for meal prep. A separate laundry area ensures added convenience for the main floor. The fully self-contained legal basement suite offers 2 additional bedrooms, a full 4 piece bathroom, and a cozy kitchen space. Full separate laundry make this space is ideal for tenants or extended family. With ample parking and excellent proximity to schools, shopping, transit, and quick access to downtown, this property is move-in ready with plenty of potential to add value over time. Don't miss out on this incredible investment opportunity--book your private showing today! (id:6769)

4pc Bathroom 8.67 Ft x 7.67 Ft

Bedroom 8.67 Ft x 13.25 Ft

Bedroom 12.17 Ft x 9.92 Ft

Kitchen 9.08 Ft x 8.17 Ft

Recreational, Games room 12.17 Ft x 21.17 Ft

4pc Bathroom 8.92 Ft x 7.83 Ft

Bedroom 8.83 Ft x 11.33 Ft

Dining room 12.17 Ft x 11.33 Ft

Kitchen 9.67 Ft x 13.00 Ft

Living room 22.17 Ft x 8.50 Ft

Primary Bedroom 13.08 Ft x 11.33 Ft

Listing Presented By:



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RE/MAX Realty Professionals

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