



3236 Doverville Crescent Calgary Alberta

\$485,000

****PRICE REDUCED & BACK ON THE MARKET due to Buyers inability to obtain Mortgage Financing Approval**.**

Welcome to an incredible opportunity in the community of Dover! Step into your dream home, a unique Bungalow offering 1410 sq ft of living space on the main floor and 1278 sq ft of developed space in the basement. The original structure received a 378 sq ft front addition in 1989, fully compliant with the City of Calgary Planning and Building Regulations and completed by a qualified contractor. With its solid poured concrete footing and treated wood foundation walls (only on the addition portion of the house), this home is structurally sound and brimming with potential for a full renovation to make it your own. The main floor features a grand living room with a stone-faced wood-burning fireplace and plentiful windows that flood the space with light. The kitchen, renovated in 1989, is due for an update but remains in great condition. The open floor plan includes two bedrooms, each with a 3-piece ensuite. The Primary Bedroom's ensuite requires some enclosure, while the second bedroom boasts sliding patio doors that lead to the backyard balcony and in-ground outdoor pool. The basement offers three bedrooms, two of which are part of the 1989 addition and feature larger windows (not egress). Also included is a gas-burning fireplace, a storage room, and a 4-piece bathroom. The well-insulated 378 sq ft addition spans both the basement and the main floor. Outdoor amenities include a backyard with a natural gas line for the BBQ and firepit, an in-ground outdoor pool winterized in the fall of 2024 and sold "AS IS WHERE IS," a double detached garage (20ft x 24ft), and an additional carport or RV parking spot. Imagine your family enjoying summer days by the pool, a place filled with laughter and memories for family, friends, and grandchildren. Notable upgrades include a w...

Bedroom 12.00 Ft x 11.33 Ft

Bedroom 112.50 Ft x 8.42 Ft

Bedroom 12.00 Ft x 11.33 Ft

4pc Bathroom 7.00 Ft x 6.42 Ft

Recreational, Games room 25.92 Ft x 26.08 Ft

Storage 10.00 Ft x 6.92 Ft

Dining room 13.83 Ft x 6.17 Ft

Living room 27.33 Ft x 20.33 Ft

Primary Bedroom 14.42 Ft x 13.83 Ft

3pc Bathroom 9.33 Ft x 10.17 Ft

Bedroom 12.92 Ft x 9.83 Ft

3pc Bathroom 6.83 Ft x 4.83 Ft

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Listing Presented By:



Originally Listed by:
Century 21 Bravo Realty

RE/MAX Realty Professionals

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Furnace 13.08 Ft x 8.75 Ft

2pc Bathroom 5.50 Ft x 4.92 Ft

Kitchen 12.83 Ft x 10.92 Ft