

3714 Dover Ridge Drive Calgary Alberta

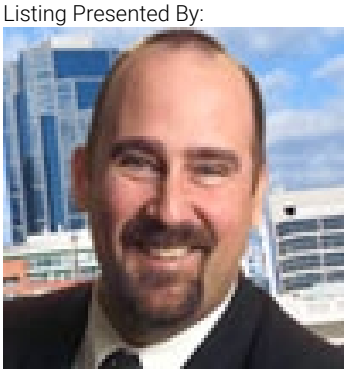
$485,000

Live on the main floor and let the City of Calgary basement legal suite help the mortgage, or rent both levels of this renovated Dover bungalow. Both up and down are tenant-occupied and can be assumed. Upstairs has been opened up and updated. Stainless appliances anchor a bright eat-in kitchen. Three oversized bedrooms, a 4-piece bath, a living room with picture windows, main-floor laundry, and a private deck. The legal lower suite is about 875 square feet, with its own entrance and its own deck. It has three bedrooms with egress windows, a large family room, a full kitchen, a 4-piece bath, and a separate laundry room. Wired smoke and CO detectors are in place, and the mechanical room is sprinklered. A secondary-suite permit for this address was completed in 2021. A park sits across the street, with Valleyview Park and the Bow pathway system just a walk or short drive west. Buses run the nearby corridors, and 17 Avenue SE covers groceries and restaurants. Deerfoot and 26 Avenue make the drive to downtown and the east industrial area straightforward. For a buyer who wants a renovated bungalow with a legal suite and everyday access, Dover Ridge is an easy place to land. (id:6769)

Furnace 11.25 Ft x 10.58 Ft
4pc Bathroom 8.17 Ft x 4.92 Ft
Bedroom 11.58 Ft x 11.58 Ft
Bedroom 8.17 Ft x 9.42 Ft
Dining room 10.83 Ft x 6.67 Ft
Foyer 4.75 Ft x 4.25 Ft
Kitchen 10.83 Ft x 10.58 Ft
Living room 12.33 Ft x 19.67 Ft

Primary Bedroom 11.58 Ft x 12.50 Ft
4pc Bathroom 7.83 Ft x 6.42 Ft
Bedroom 11.00 Ft x 9.08 Ft
Bedroom 11.00 Ft x 8.92 Ft
Bedroom 9.33 Ft x 8.83 Ft
Kitchen 10.33 Ft x 16.17 Ft
Living room 11.58 Ft x 14.50 Ft
Storage 3.25 Ft x 6.17 Ft

Listing Presented By:



Originally Listed by:
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#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca