



## 52 Dover Ridge Place Calgary Alberta

\$425,000

Calling all first-time buyers and savvy investors--this is the kind of opportunity that's hard to pass up! Tucked away on a super quiet cul-de-sac, this charming home offers comfort, thoughtful updates, and plenty of flexibility to grow into. Step inside and you'll immediately notice the beautiful bamboo hardwood flooring flowing throughout the main level. The inviting living room is anchored by an oversized front window that floods the space with natural light while offering peaceful views of the quiet street. The bright, updated kitchen features refreshed cabinets, countertops, stylish backsplash, and stainless steel appliances. There is a new electric range, the range space is also plumbed for gas, giving you the option to switch if gas cooking is your preference. The adjacent dining area is perfectly sized for hosting friends, family dinners, or casual weekend brunch and features a gorgeous window with a cute custom removable shelf for plants. The primary bedroom is impressively spacious, easily accommodating a king-sized bed and full furniture set. Bedrooms two and three are also generously sized and work well for guests, roommates, or a work-from-home setup. The bathroom has been thoughtfully updated with a large walk-in shower for a fresh, modern feel. Downstairs, the partially finished basement adds valuable extra living space with a functioning office, future family room, laundry area, and a versatile hobby/rec space--perfect for creatives, fitness enthusiasts, or extra storage. Outside, the west-facing backyard is loaded with potential for gardening, summer BBQs, or relaxing evenings with friends as the sun sets. A rear parking pad provides convenient off-street parking with space and potential for a future garage if desired. And an enthusiastic gardener can enjoy the garden boxes in the south side yard. Many of the major mechanical and structural items h...

Family room 15.50 Ft x 12.42 Ft

Bedroom 11.17 Ft x 9.00 Ft

Laundry room 14.75 Ft x 6.75 Ft

Other 21.92 Ft x 14.83 Ft

Living room 18.08 Ft x 11.42 Ft

Kitchen 11.50 Ft x 10.42 Ft

Dining room 11.50 Ft x 8.75 Ft

Primary Bedroom 12.00 Ft x 11.42 Ft

Bedroom 10.50 Ft x 8.42 Ft

Bedroom 10.83 Ft x 8.00 Ft

Foyer 3.58 Ft x 3.50 Ft

3pc Bathroom 11.42 Ft x 4.92 Ft

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Listing Presented By:



Originally Listed by:  
MaxWell Canyon Creek

<http://www.teamhawkins.ca/>

**RE/MAX Realty Professionals**

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