

# \$529,900 - 3039 Dover Ridge Drive Se, Calgary

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MLS® #A2202712

**\$529,900**

4 Bedroom, 2.00 Bathroom, 851 sqft

Residential on 0.11 Acres

Dover, Calgary, Alberta

This beautifully updated home offers modern comfort, convenience, and income potential. Whether you're a first-time buyer or an investor, this gem is move-in ready. 4 Spacious Bedrooms | 2 Full Bathrooms 2 Modern Kitchens | 2 Separate Laundry Areas, ILLEGAL Suite with Private Entrance, Brand New Furnace, a Dack & Electrical Panel, Step inside to stylish vinyl plank flooring, newer appliances, and fresh paint, creating a bright and welcoming space. Close to schools, shopping, transit, and with easy access to downtown. Main Floor: 2 generous bedrooms, a full bathroom, and separate laundry. Basement Suite: A private 2-bedroom illegal suiteâ€”perfect for extended family or rental income. Donâ€™t miss out on this fantastic opportunity. Book your showing today!



Built in 1974

## Essential Information

MLS® #                   A2202712

Price                     \$529,900

|                |             |
|----------------|-------------|
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 851         |
| Acres          | 0.11        |
| Year Built     | 1974        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### **Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 3039 Dover Ridge Drive Se |
| Subdivision | Dover                     |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T2B 2A4                   |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | Parking, Playground    |
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Separate Entrance   |
| Appliances        | Built-In Refrigerator, Dishwasher, Stove(s), Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                   |
| Cooling           | Other   |
| Has Basement      | Yes   |
| Basement          | Exterior Entry, Finished, Full, Suite                     |

### **Exterior**

|                   |                      |
|-------------------|----------------------|
| Exterior Features | Balcony              |
| Lot Description   | Back Yard            |
| Roof              | Asphalt Shingle      |
| Construction      | Concrete, Wood Frame |
| Foundation        | Poured Concrete      |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 16th, 2025 |
| Days on Market | 37               |
| Zoning         | R-CG             |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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