



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

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3014 Dover Crescent SE  
Calgary, Alberta

MLS # A2255740

**\$359,900**



|           |                                  |        |                   |
|-----------|----------------------------------|--------|-------------------|
| Division: | Dover                            |        |                   |
| Type:     | Residential/Duplex               |        |                   |
| Style:    | 2 Storey, Attached-Side by Side  |        |                   |
| Size:     | 1,064 sq.ft.                     | Age:   | 1970 (55 yrs old) |
| Beds:     | 3                                | Baths: | 1 full / 1 half   |
| Garage:   | Alley Access, Parking Pad        |        |                   |
| Lot Size: | 0.08 Acre                        |        |                   |
| Lot Feat: | Back Lane, Back Yard, Landscaped |        |                   |

|             |                            |            |      |
|-------------|----------------------------|------------|------|
| Heating:    | Forced Air, Natural Gas    | Water:     | -    |
| Floors:     | Carpet, Laminate, Linoleum | Sewer:     | -    |
| Roof:       | Asphalt Shingle            | Condo Fee: | -    |
| Basement:   | Finished, Full             | LLD:       | -    |
| Exterior:   | Wood Frame                 | Zoning:    | R-CG |
| Foundation: | Poured Concrete            | Utilities: | -    |
| Features:   | Vinyl Windows              |            |      |

Inclusions: n/a

Welcome to this 2-storey, 3-bedroom half duplex in Dover, set on a larger 32 x 110 ft lot with an extra-long driveway for 2 vehicles. Features include a large white kitchen, laminate floors, a renovated main bath, newer front-load washer and dryer, and an updated furnace. The fully finished basement adds flexible living space with a 2-piece bath. Freshly painted and cleaned, this home is move-in ready with potential for further upgrades. Enjoy the spacious yard with mature tree, front and rear decks, and room for a future garage. Located just a short walk to parks and three schools, plus close to shopping, transit, Deerfoot and downtown &mdash; an ideal starter home or investment property.