

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

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	Dishwasher, Stove(s), Washer/Dryer, Built-In Refrigerator
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	19
Zoning	R-CG

## **Listing Details**

Listing Office	eXp Realty
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