

# \$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

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.