

**3014 Doverville Crescent SE  
Calgary, Alberta**

**MLS # A2311619**



**\$449,900**

<b>Division:</b>	Dover		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,281 sq.ft.	<b>Age:</b>	1970 (56 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Alley Access, Double Garage Detached, Garage Door Opener		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Vinyl Windows, Wood Counters		

**Inclusions:** stick welder

Welcome to 3014 Doverville Crescent Southeast, a fantastic family home in Dover! This bright and spacious house features five bedrooms, three upstairs and two fully finished bedrooms in the basement. The custom kitchen speaks for itself, with beautiful finishes and a great layout that makes cooking a joy. Upstairs you’ll find a full four-piece bathroom, while the main floor offers a convenient two-piece powder room. The open main floor layout is perfect for daily living and entertaining. Outside, the yard is beautifully xeriscaped, completely low maintenance with no irrigation needed, so you can actually enjoy your weekends instead of yard work. An additional wow factor is the massive two-car garage with a wood shop upstairs and a convenient pass-through double bay door. It comes fully equipped with an engine hoist, a heavy-duty air compressor, and a stick welder. The partially finished basement is the perfect canvas to create your dream rec space, gym, or extra living area.