587-899-3773
justin@realtyaces.ca

2906 Doverville Crescent SE
Calgary, Alberta

MLS # A2337441

$474,900

Division:	Dover		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	926 sq.ft.	**Age:**	1971 (55 yrs old)
Beds:	4	**Baths:**	2
Garage:	Oversized, Single Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Laminate, Linoleum	**Sewer:**	-
Roof:	Asphalt	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Stucco, Wood Frame	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	See Remarks		

Inclusions: In the suite: Refrigerator, Dishwasher, Electric Stove, Microwave Hood Fan, Washer and Dryer

OPEN HOUSE Sun Sept 18th 1-3PM**Welcome to this well-maintained, CASH flow postive LEGAL Basment UNIT property. This home is in the well established community of Dover, it featurs 3 bedrooms upstairs and a 1-bedroom down, Offering exceptional value for both families and investors. This property has seen a number of upgrades over the years, including newer roofs on both the home and garage, fresh interior and exterior paint, a new balcony, a new patio door, a large basement window, updated flooring, and renovated kitchens on both levels. The bright and spacious main floor offers three large bedrooms, its own laundry, a functional layout, and a large living room that opens through new sliding doors to a sunny, south-facing covered balcony, an ideal spot to relax and enjoy warm summer evenings. Outside, you'll find a fully fenced yard with plenty of room for children, pets, and outdoor entertaining, along with a detached single OVERSIZED garage and an additional parking stall. The lower level was completely renovated and LEGALIZED in March 2019, creating a modern and comfortable 1-bedroom unit perfect for extended family, a mortgage helper, or investment income. The renovation included updated finishes and new appliances throughout, insuite laundry and large primary bedroom, large family and dinning area and large windows making if feel light and bright. Additional major updates provide peace of mind, including a new hot water tank (2019), a new furnace (2023), and a new garage roof (2025). Whether you're searching for an affordable family that is close to several school, parks, playgrounds and shopping or a turnkey investment property with strong rental potential, or a family that has room to grow this move-in-ready home checks all the boxes.

Copyright (c) 2026 Justin Wiechnik. Listing data courtesy of RE/MAX Realty Professionals. Information is believed to be reliable but not guaranteed.