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3341 Doverthorn Road SE
Calgary, Alberta

MLS # A2345269

$440,000

Division:	Dover		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	988 sq.ft.	**Age:**	1975 (51 yrs old)
Beds:	4	**Baths:**	2
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Low Maintenance Landscape		

Heating:	Forced Air	**Water:**	-
Floors:	Ceramic Tile, Laminate, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Mixed, Vinyl Siding	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Kitchen Island, Open Floorplan, Pantry		

Inclusions: n/a

Welcome to this beautifully developed bungalow-style duplex in the sought-after community of Dover—an excellent opportunity for investors, first-time buyers, or those seeking additional rental income. Recent updates include shingles, flooring, and fresh paint, offering a move-in-ready feel. The main floor features two spacious bedrooms, with the flexibility to create a third, along with a full bathroom. The fully developed basement includes an 2-bedroom Ill- legal suite, a full bathroom, and comfortable living space, providing excellent versatility. A double detached garage adds convenience and value. Currently rented for $2,600 plus utilities, with tenants on a month-to-month lease who are willing to stay, this property offers immediate income potential. Ideally located minutes from shopping, schools, playgrounds, transit, and downtown. Book your private viewing today!

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