

\$599,900 - 3240 Doverville Crescent Se, Calgary

MLS® #A2261326

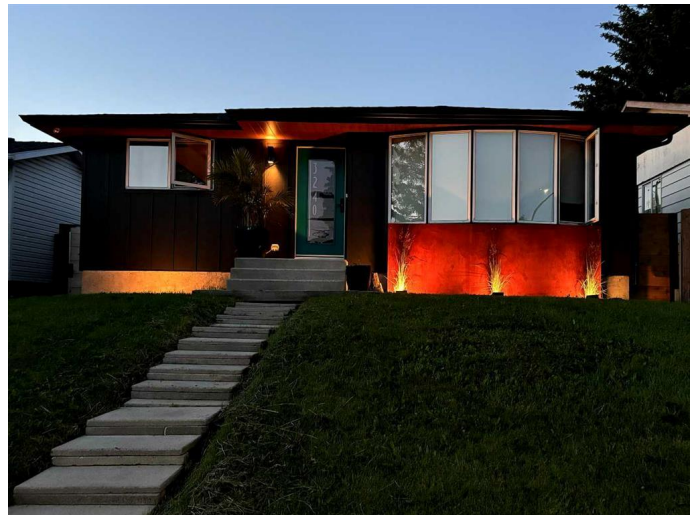
\$599,900

4 Bedroom, 2.00 Bathroom, 1,042 sqft

Residential on 0.12 Acres

Dover, Calgary, Alberta

OPEN HOUSE SATURDAY OCT 11 AND SUNDAY OCT 12 1-4 HOPE TO SEE YOU THERE Welcome to 3240 Doverville Crescent S.E. A home thoughtfully upgraded as a forever home. Your first impressions are the striking board and batten hardi board siding, with a the wood grain soffit and custom front door. But that is just the start, recent additional upgrades are a new furnace, energy saving heat pump, on demand hot water system, and 40,000 dollars worth of solar panels on the garage roof to reduce your everygy bills. The home itself has a welcoming tiled foyer with hidden coat closet behind a feature slat wall the extends into the large living room, with hardwood floors, the tiled dining room is open to both it and the galley kitchen with new slate gray appliances and large windows overlooking the hot tub. Down the hardwooded hallway are 3 bedrooms and the upgraded 4 piece bath. Down stairs is filled with surprises with a fully mirrored gym with rubber floors for your work outs right at home, the utilities/laundry room, and a door to an illegal suite. This consists of a large living/ diining area, a cozy kitchen, large bedroom and 4 piece bath, legal egress windows have been added. This unit has been used as a rental and an air B&B. Stepping outside is your time to relax, with a private screened in hot tub, an out door shower, hot and cold, (but seasonal of course) and your relaxing deck. Across the yard is any mans dream garage, just recently built with the matching hardi



board siding it offers 2 bays with separate door, a work area, loft storage, fully insulated and heated. There is also a separate back room for storage, or whatever you decide it to be. the garage has one electric car charger, and there is another on the additional parking pad beside the garage for the third parking space. all the exterior gates on the fully fenced yard garage house and (illegal) suite doors are done with digital locks making them easily accessed and changed. Please review the list of inclusions as even some of the wall mounted TV's are included, and all the brackets will be staying (31215077)

Built in 1975

Essential Information

MLS® #	A2261326
Price	\$599,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,042
Acres	0.12
Year Built	1975
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	3240 Doverville Crescent Se
Subdivision	Dover
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 1T9

Amenities

Parking Spaces	3
Parking	220 Volt Wiring, Additional Parking, Double Garage Detached, Garage Door Opener, Heated Garage, In Garage Electric Vehicle Charging Station(s)
# of Garages	2

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Range, Garage Control(s), Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Tankless Water Heater
Heating	High Efficiency, Forced Air, Natural Gas, Heat Pump
Cooling	ENERGY STAR Qualified Equipment
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Lighting, Private Yard, Outdoor Shower
Lot Description	Back Lane, Lawn, Sloped Up
Roof	Asphalt Shingle
Construction	Cement Fiber Board
Foundation	Poured Concrete

Additional Information

Date Listed	October 4th, 2025
Zoning	R-CG

Listing Details

Listing Office	Royal LePage Benchmark
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