

3252 Dover Ridge Drive SE
Calgary, Alberta

MLS # A2263649



\$499,900

Division:	Dover		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,015 sq.ft.	Age:	1972 (53 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub, No Smoking Home, Quartz Counters		

Inclusions: N/A

Welcome to this beautifully updated bungalow, offering nearly 2,000 sq ft of thoughtfully renovated living space in a prime location along a bus route. This charming home features a wood-burning fireplace, a double detached garage, and a separate basement entrance—providing excellent potential for multi-generational living, a home office, or rental income. Inside, you'll find bright and spacious living and dining areas, perfect for family gatherings and entertaining, with large front windows that flood the space with natural light. The kitchen is both functional and stylish, featuring quartz countertops, newer appliances, and plenty of cabinetry—ready for your personal touch. The lower level expands your options with additional living space and flexibility. Recent upgrades include new roof shingles, eavestroughs, downspouts, new vinyl windows, vinyl plank flooring, and a modernized kitchen—ensuring peace of mind and low-maintenance living. Double detached garage and enough space to park your RV. Backing onto a quiet cul-de-sac and green space, the outdoor setting offers tranquility while still being close to city conveniences. You'll enjoy easy access to Valley View Park, Southview Off-Leash Dog Park, two schools, and major shopping destinations such as IKEA, Costco, The Brick, and Walmart. Recreation opportunities abound with nearby Inglewood Golf Course, Curling Club, Bow River pathways, and scenic walking and biking trails. Just a 15-minute drive to Chinook Mall, this home combines location, lifestyle, and livability. Book your private showing today—this property is a must-see to truly appreciate its value and charm.