

# \$535,000 - 3644 Dover Ridge Drive Se, Calgary

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MLS® #A2213348

**\$535,000**

4 Bedroom, 2.00 Bathroom, 1,010 sqft

Residential on 0.09 Acres

Dover, Calgary, Alberta

Fantastic Opportunity for First-Time Homebuyers and Investors!

This charming 4-bedroom bi-level home offers the perfect blend of modern comfort and smart investment potential. Most renovation is updated from top to bottom, the home features beautiful vinyl flooring throughout the main level and plush new carpeting in the finished basement, creating a warm and inviting atmosphere.

The heart of the home is the brand-new kitchen, complete with most new appliances and stylish cabinetry - a chef's dream ready for your family dinners. Downstairs, the spacious family room provides the ideal space for relaxation or entertainment, with potential for a secondary suite (subject to City approval).

What truly sets this property apart are its eco-friendly upgrades, including solar panels and an EV charger, offering significant savings on utilities. The large backyard with the oversized single garage provides ample storage and extra parking space.

Located in the family-friendly Dover Ridge neighborhood, you'll enjoy proximity to schools, parks, and convenient transit options. Whether you're a first-time buyer looking for a move-in ready home or an investor seeking a property with rental income potential, this home delivers exceptional value.



Don't miss your chance to own this turnkey property - schedule a viewing today!

Built in 1972

### Essential Information

MLS® #	A2213348
Price	\$535,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,010
Acres	0.09
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	3644 Dover Ridge Drive Se
Subdivision	Dover
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 2B4

### Amenities

Parking Spaces	2
Parking	See Remarks, Single Garage Detached
# of Garages	1

### Interior

Interior Features	Granite Counters, See Remarks
Appliances	Dishwasher, Electric Range, Garage Control(s), Microwave, Refrigerator, Washer/Dryer Stacked
Heating	Electric, Forced Air
Cooling	None

Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Fire Pit, Garden, Private Yard
Lot Description	Back Lane, Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Metal Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 19th, 2025
Days on Market	4
Zoning	R-CG

## Listing Details

Listing Office	Metro Benchmark Real Estate Ltd.
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