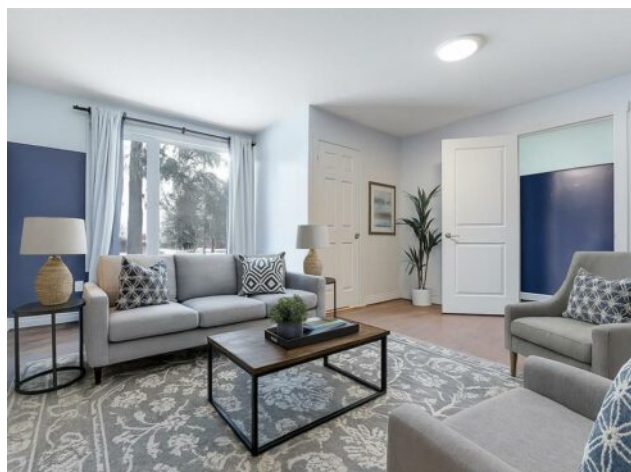


**3131 Dover Crescent SE
Calgary, Alberta**

MLS # A2269563



\$419,800

Division:	Dover		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,071 sq.ft.	Age:	1970 (56 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

| 3 BEDS | 2.5 BATHS | SUITED | SEPARATE ENTRANCE, LAUNDRY, AND KITCHEN | Convenient Location! | INVESTOR ALERT OR PERFECT FOR FIRST-TIME BUYERS! Welcome home! This 2-storey duplex in the community of Dover offers 3 bedrooms and 2.5 bathrooms. The main floor features a bright living area and a well-appointed kitchen with backyard access. Convenient laundry hookups are also available for washer/dryer. A 2 piece bathroom completes this level. Upstairs, you'll find three good-sized bedrooms, including a primary suite with a walk-in closet. A 4-piece bathroom completes the upper level. The functional lower level features a bachelor-style layout, complete with a large flex room, its own kitchen, laundry, separate entrance, and 3-piece bathroom. Located close to shopping, parks, schools, and more, this home is a fantastic opportunity. Call your favourite agent today to book a showing! ** Agents, please read private remarks for access code **