3335 Doverview Road SE
Calgary, Alberta

MLS # A2273853

$475,000

Division:	Dover
Type:	Residential/House
Style:	Bi-Level

Size:	951 sq.ft.	**Age:**	1973 (52 yrs old)
Beds:	5	**Baths:**	2

Garage:	Alley Access, Double Garage Detached, Garage Faces Rear, Oversized, RV
Lot Size:	0.09 Acre
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Fruit Tree
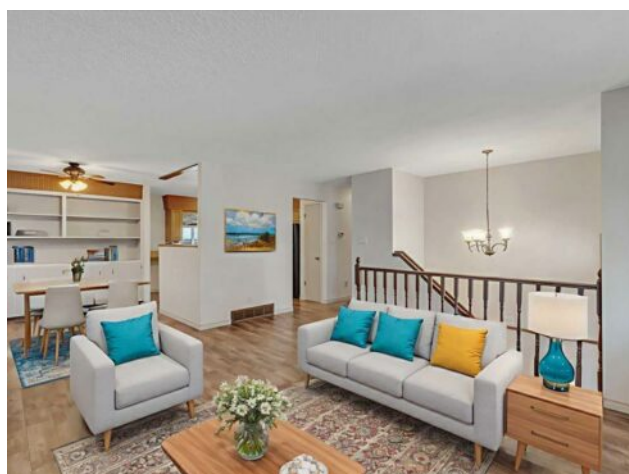
Heating:	Forced Air		**Water:**	-
Floors:	Carpet, Laminate		**Sewer:**	-
Roof:	Asphalt Shingle		**Condo Fee:**	-
Basement:	Full		**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame		**Zoning:**	R-CG
Foundation:	Poured Concrete		**Utilities:**	-
Features:	Ceiling Fan(s), Central Vacuum, Pantry, Storage			

Inclusions:	Shed, Outside security cameras, TV Mounts

This WELL-MAINTAINED, FRESHLY PAINTED FAMILY HOME is tucked away on a QUIET STREET in the established community of DOVER, offering 1,771 SQ FT OF DEVELOPED LIVING SPACE with a layout ideal for GROWING FAMILIES or MULTI-GENERATIONAL LIVING. The MAIN LEVEL features a BRIGHT, SPACIOUS LIVING ROOM with a large BAY WINDOW that fills the home with NATURAL LIGHT, a GENEROUS DINING AREA, and a WELL-APPOINTED KITCHEN with PLENTY OF STORAGE, a PANTRY, and a COZY BREAKFAST NOOK. Down the hall, you'll find a COMFORTABLE PRIMARY BEDROOM, a SECOND WELL-SIZED BEDROOM, and a 4-PIECE BATHROOM. The FULLY DEVELOPED LOWER LEVEL offers great flexibility with a LARGE RECREATION ROOM, THREE ADDITIONAL BEDROOMS, another 4-PIECE BATHROOM, a LAUNDRY AREA, and AMPLE STORAGE SPACE. Situated on a GOOD-SIZED LOT, the BACKYARD is a true extension of the home, featuring a LARGE COVERED DECK, GARDEN AREA, RV PARKING, and an OVERSIZED DOUBLE DETACHED GARAGE—perfect for CAR ENTHUSIASTS or EXTRA STORAGE. VALUABLE UPDATES include the SHINGLES, WINDOWS and HOT WATER TANK. Ideally located just STEPS FROM A PARK, with easy access to DEERFOOT TRAIL, STONEY TRAIL, SCHOOLS, SHOPPING, TRANSIT, and only minutes to DOWNTOWN CALGARY. Don't miss your chance to own this INCREDIBLE PROPERTY—book your showing with your favourite Realtor today!