

# \$499,000 - 3133 Doverville Crescent Se, Calgary

MLS® #A2254297

**\$499,000**

4 Bedroom, 2.00 Bathroom, 1,011 sqft

Residential on 0.08 Acres

Dover, Calgary, Alberta

LEGAL BASEMENT SUITE / FULLY  
RENOVATED / NEW EXTENDED DOUBLE  
GARAGE / MAJOR TRANSPORTATION  
NEARBY / NEW WINDOWS

Welcome to the charming renovated bi-level home in the well established Dover community, offering modern living with fresh upgrades. This home features 4 bed, 2 bath with over 1900 square feet of total living space, making it perfect for first time home buyers or a small family as you can live upstairs and have the secondary unit ready to be rented downstairs. Basement offers its own separate laundry. It can also be a great opportunity for investors as it offers a positive cash flow by renting two separate units. As you enter, you are greeted by a spacious living room and dining room with plenty of natural lighting. Kitchen offers big counter tops and new appliances. This home is packed with upgrades such as new luxury vinyl plank flooring, new extended garage, new windows and many more. The finished legal basement suite offers extra room while location provides easy access to parks, schools and public transportation making this a truly exceptional property. You have to see it in person to truly understand the potential this property has to offer. Do not lose this opportunity and book your showing now!

Built in 1970



## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2254297               |
| Price          | \$499,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,011                  |
| Acres          | 0.08                   |
| Year Built     | 1970                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bi-Level |
| Status         | Active                 |

## Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 3133 Doverville Crescent Se |
| Subdivision | Dover                       |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T2B1V1                      |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

## Interior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Interior Features | Separate Entrance                                      |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                             |
| Cooling           | None                                                   |
| Has Basement      | Yes                                                    |
| Basement          | Exterior Entry, Finished, Full, Suite                  |

## Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | Other                  |
| Lot Description   | Back Lane, See Remarks |
| Roof              | Asphalt Shingle        |

|              |                 |
|--------------|-----------------|
| Construction | Brick, Concrete |
| Foundation   | Poured Concrete |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2025 |
| Days on Market | 11                  |
| Zoning         | R-CG                |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | PREP Realty |
|----------------|-------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.