

# \$419,900 - 3119 Doverville Crescent Se, Calgary

MLS® #A2228572

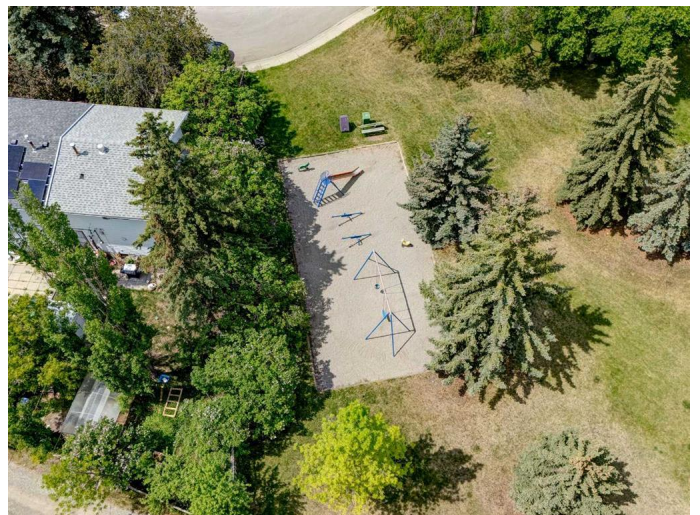
**\$419,900**

4 Bedroom, 2.00 Bathroom, 978 sqft

Residential on 0.08 Acres

Dover, Calgary, Alberta

This nicely updated bi-level duplex is the perfect mix of functionality, and affordability – and it backs directly onto a green space and playground! Whether you're a first-time buyer, multi-generational family, or savvy investor, with almost 2000 total square feet spanning the two floors this home checks all the boxes. Upstairs, you'll find THREE (that's right!) spacious, light-filled bedrooms, each with generously sized walk in closets (SO MUCH STORAGE), a refreshed 4-piece bathroom, and a bright, galley style kitchen that flows into the open concept living and dining spaces. Enjoy your morning coffee on the front balcony, and soak in the peaceful surroundings and mature tree that provides privacy and shade. Downstairs, the lower level offers incredible flexibility. With a separate entrance, full sized eat-in kitchen, living/dining area, one great sized bedroom, and a full updated bathroom, it can function as an illegal suite – or seamlessly work as extra space for those who want to enjoy the entire home. A shared laundry room is conveniently located on the lower level, and the fully fenced sun soaked backyard provides plenty of room for pets and kids - it's the perfect place to host barbecues or just to unwind in after a long day. With a playground right behind the home, it's like having your own private park – without the upkeep! This home is excellently located just minutes from International Avenue's vibrant restaurants and shops as well as minutes to schools and other



amenities. This home also offers quick access to Peigan, Stoney, and Deerfoot Trails – making commutes easy and getting around the city a breeze. Dover gives you that inner-city feel without the price tag, and a welcoming community vibe you’ll love coming home to. Whether you're looking for a great property to add to your investment portfolio or a place to truly call home, this is one opportunity you don't want to miss. Opportunity’s knocking – are you ready to answer? Recent updates of note include: New Electrical panel, Furnace (2019), Hot water heater (2020), Washer & Dryer (2022), Mostly updated appliances, Laminate flooring throughout, Improved attic insulation.

Built in 1970

**Essential Information**

MLS® #	A2228572
Price	\$419,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	978
Acres	0.08
Year Built	1970
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

**Community Information**

Address	3119 Doverville Crescent Se
Subdivision	Dover
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 1V1

## Amenities

Parking Spaces	3
Parking	Off Street, Stall

## Interior

Interior Features	Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite, Walk-Up To Grade

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, City Lot, Front Yard, Low Maintenance Landscape, Street Lighting
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 6th, 2025
Days on Market	12
Zoning	R-CG

## Listing Details

Listing Office	CIR 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.