

3215 Doverville Crescent SE  
Calgary, Alberta

MLS # A2248083



\$299,900

Division:	Dover		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,070 sq.ft.	Age:	1970 (55 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street, Other		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

This 1,070 sq. ft., two-storey, three-bedroom attached duplex offers a fantastic opportunity for homebuyers or investors. Situated on a quiet street with a desirable west-facing backyard, the property features a functional and inviting floor plan. The home is being sold as-is, where-is, with all included appliances also provided in their current condition. The partially developed basement adds potential for customization and could quite easily be suited, while the vacant status allows for immediate possession. With competitive pricing and great renovation potential, this property is perfect for those looking to create their ideal home or maximize investment value.