

# \$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	1
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.