

\$529,900 - 3240 Doverville Crescent Se, Calgary

MLS® #A2261326

\$529,900

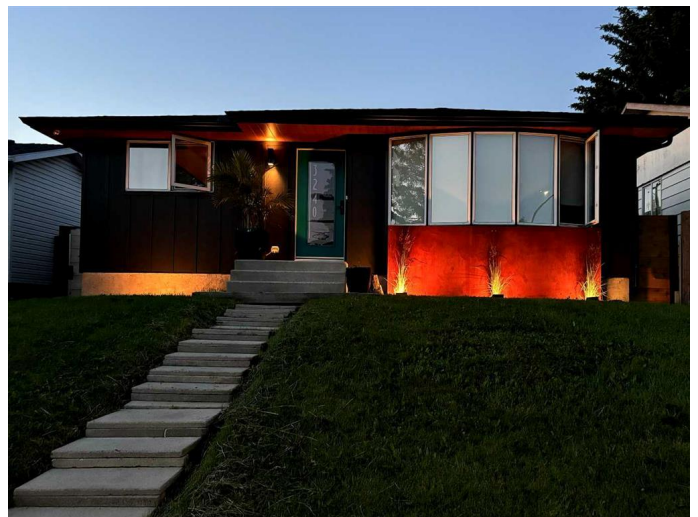
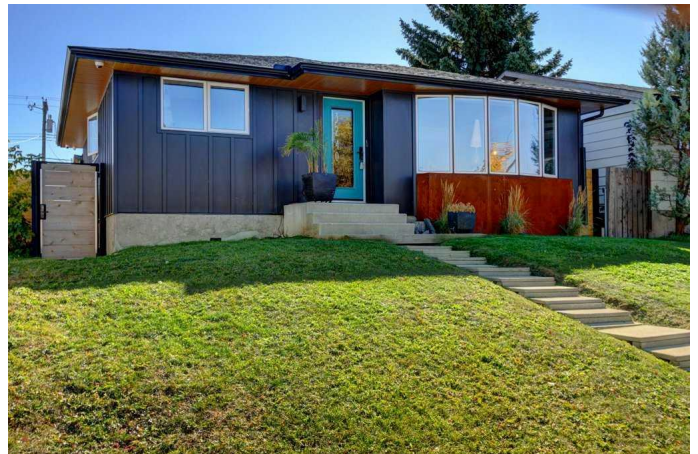
4 Bedroom, 2.00 Bathroom, 1,042 sqft

Residential on 0.12 Acres

Dover, Calgary, Alberta

HOUSE IS BACK ON THE MARKET BUYER COULD NOT OBTAIN FINANCING

Welcome to 3240 Doverville Crescent S.E. A home thoughtfully upgraded as a forever home. Your first impressions are the striking board and batten hardi board siding, with a the wood grain soffit and custom front door. But that is just the start, recent additional upgrades are a new furnace, energy saving heat pump, on demand hot water system, and 40,000 dollars worth of solar panels on the garage roof to reduce your energy bills. The home itself has a welcoming tiled foyer with hidden coat closet behind a feature slat wall the extends into the large living room, with hardwood floors, the tiled dining room is open to both it and the galley kitchen with new slate gray appliances and large windows overlooking the hot tub. Down the hardwood hallway are 3 bedrooms and the upgraded 4 piece bath. Down stairs is filled with surprises with a fully mirrored gym with rubber floors for your work outs right at home, the utilities/laundry room, and a door to an illegal suite. This consists of a large living/ diining area, a cozy kitchen, large bedroom and 4 piece bath, legal egress windows have been added. This unit has been used as a rental and an air B&B. Stepping outside is your time to relax, with a private screened in hot tub, an out door shower, hot and cold, (but seasonal of course) and your relaxing deck. Across the yard is any mans dream garage, just recently built with the matching hardi



board siding it offers 2 bays with separate door, a work area, loft storage, fully insulated and heated. There is also a separate back room for storage, or whatever you decide it to be. the garage has one electric car charger, and there is another on the additional parking pad beside the garage for the third parking space. all the exterior gates on the fully fenced yard garage house and (illegal) suite doors are done with digital locks making them easily accessed and changed. Please review the list of inclusions

Built in 1975

Essential Information

MLS® #	A2261326
Price	\$529,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,042
Acres	0.12
Year Built	1975
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	3240 Doverville Crescent Se
Subdivision	Dover
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 1T9

Amenities

Parking Spaces	3
Parking	220 Volt Wiring, Additional Parking, Double Garage Detached, Garage

Door Opener, Heated Garage, In Garage Electric Vehicle Charging Station(s)

of Garages 2

Interior

Interior Features See Remarks

Appliances Dishwasher, Electric Range, Garage Control(s), Microwave, Microwave Hood Fan, Refrigerator, Tankless Water Heater, Washer/Dryer, Window Coverings

Heating High Efficiency, Forced Air, Heat Pump, Natural Gas

Cooling ENERGY STAR Qualified Equipment

Has Basement Yes

Basement Finished, Full, Suite

Exterior

Exterior Features Lighting, Outdoor Shower, Private Yard

Lot Description Back Lane, Lawn, Sloped Up

Roof Asphalt Shingle

Construction Cement Fiber Board

Foundation Poured Concrete

Additional Information

Date Listed October 4th, 2025

Days on Market 20

Zoning R-CG

Listing Details

Listing Office Royal LePage Benchmark

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.