

# \$570,000 - 4307 Dovercrest Drive, Calgary

MLS® #A2217129

**\$570,000**

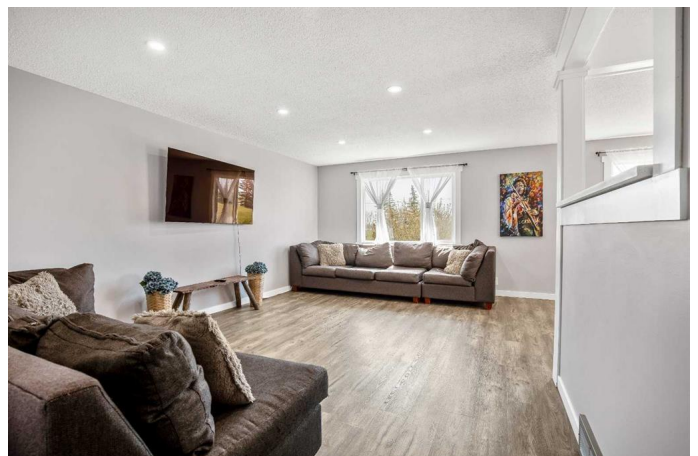
4 Bedroom, 3.00 Bathroom, 1,026 sqft

Residential on 0.11 Acres

Dover, Calgary, Alberta

Welcome to this incredible home and opportunity! Located right across from Dover Park and on a playground zone this home is perfect for families, pet owners and anyone in between. With two separate entrances as well, this home provides additional income with its charming illegal basement suite, with main floor living for new owners. On the main floor you have a large wide open space for the living area, a fantastic kitchen space with stainless steel appliances, quartz counters and a separate island for even more counter space. Off of the kitchen is your private deck with a BBQ gas hookup and access to the private yard. In the back you'll find the detached double garage, and a small shed that have both recently been repainted. To finish off the main floor down the hall, you'll find the primary bedroom with its 3-piece ensuite bath, and across is the secondary bedroom and the main bathroom in between. As you go into the basement suite there will be the separate entrance that acts as mudroom with a closet for all your coats and shoes. As you continue down you'll find a beautiful layout with more than enough living space with a wood burning fireplace attached to the outfitted kitchen and dining room. Down the hall you'll find the laundry room, extra storage space and both bedrooms on the end with the main bathroom at the end. Open House Sunday (June 8, 12p.m.-3p.m.)

Built in 1973



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2217129    |
| Price          | \$570,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,026       |
| Acres          | 0.11        |
| Year Built     | 1973        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 4307 Dovercrest Drive |
| Subdivision | Dover                 |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2B 1X6               |

## Amenities

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

## Interior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Interior Features | Kitchen Island, Quartz Counters, Separate Entrance, Vinyl Windows |
| Appliances        | Dishwasher, Electric Range, Microwave, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                           |
| Cooling           | None                                                              |
| Fireplace         | Yes                                                               |
| # of Fireplaces   | 1                                                                 |
| Fireplaces        | Wood Burning                                                      |
| Has Basement      | Yes                                                               |
| Basement          | Finished, Full, Suite                                             |

## Exterior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Exterior Features | Balcony, Private Entrance, Private Yard                                       |
| Lot Description   | Back Lane, Back Yard, Backs on to Park/Green Space, Irregular Lot, Landscaped |
| Roof              | Asphalt Shingle                                                               |
| Construction      | Stucco, Wood Frame                                                            |
| Foundation        | Poured Concrete                                                               |

### **Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 3rd, 2025 |
| Days on Market | 61            |
| Zoning         | R-C1          |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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