

\$374,900 - 3212 Dover Crescent Se, Calgary

MLS® #A2252916

\$374,900

4 Bedroom, 2.00 Bathroom, 985 sqft

Residential on 0.08 Acres

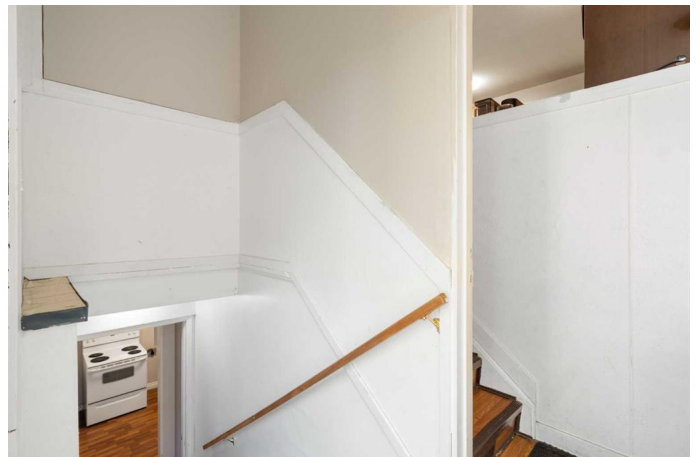
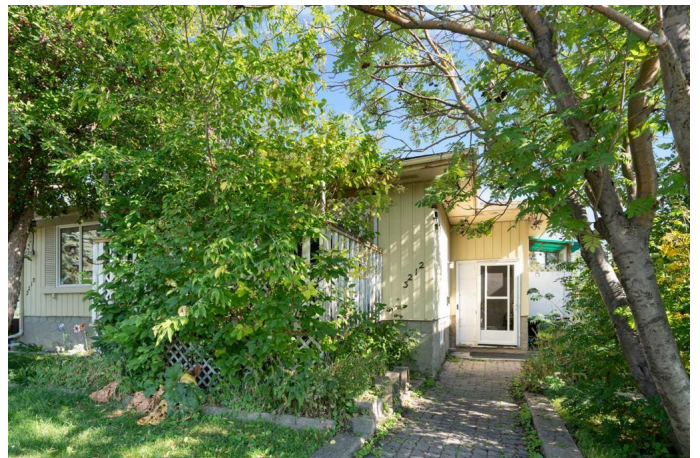
Dover, Calgary, Alberta

ATTENTION INVESTORS!!! This bi-level half duplex in the community of Dover offers nearly 2,000 sq. ft. of developed living space, making it a great opportunity for investors or handy buyers looking to add value. The upper level features 2 bedrooms, a spacious living room with a den, a 4-piece bathroom, and a kitchen with ample cabinet space. The lower level is well suited for an illegal suite and includes a second living area, a kitchenette, 2 additional bedrooms, and another full 4-piece bathroom â€” perfect for tenants or extended family. The property also comes with a double detached garage which can also be used as additional rental income and is conveniently located close to schools, parks, shopping, and transit. With some TLC, this home has excellent potential to shine.

Built in 1970

Essential Information

MLS® #	A2252916
Price	\$374,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	985
Acres	0.08
Year Built	1970
Type	Residential



Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

Community Information

Address	3212 Dover Crescent Se
Subdivision	Dover
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 1V2

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	No Animal Home, Tile Counters
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Wall/Window Unit(s)
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	None
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Metal Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 1st, 2025
Days on Market	3
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.