\$585,000 - 3768 Dover Ridge Drive Se, Calgary

MLS® #A2230725

\$585,000

5 Bedroom, 4.00 Bathroom, 1,008 sqft Residential on 0.09 Acres

Dover, Calgary, Alberta

Discover the ultimate investment opportunity in vibrant, family-friendly Doverâ€"where modern luxury, prime location, and unbeatable cash flow come together. This fully renovated property stands out with two distinct suites (illegal basement suite), each boasting brand new kitchens and bathrooms, sophisticated designer finishes, and stylish hardware, cabinets, and backsplash. Throughout the home, luxury vinyl plank flooring adds both elegance and durability, while central air conditioning ensures year-round comfort for every tenantâ€"a rare and valuable upgrade in this market.

Both suites are uniquely designed to maximize tenant appeal, offering not only a main bathroom but also a private 2-piece ensuite in each unit, providing convenience and privacy that's hard to find. The kitchens are chef-inspired with contemporary counters and thoughtful layouts, perfect for attracting quality renters. Step outside to find a large 20x22 garage with a brand new door and a gas line ready for heatingâ€"ideal for additional rental income or secure storage. The paved back lane offers easy access and enhances curb appeal.

Location is everything, and this property delivers: just steps from schools, parks, and the transit line, it's perfect for families and commuters alike. Dover is celebrated for its welcoming, multicultural community, excellent







amenities, and proximity to Calgary's downtown coreâ€"just minutes away by car or transit. Residents enjoy access to Valleyview Regional Park, with its playgrounds, sports fields, spray park, and stunning mountain and city views, making the neighboUrhood a magnet for young families and active lifestyles.

With the potential to rent both suites and the garage separately, this home is a true cash machine. Dover's affordable housing, strong community spirit, and easy access to major routes and employment hubs make it a top choice for investors and owner-occupiers alike.

Don't let this rare opportunity pass you byâ€"book your private showing today and secure your place in one of Calgary's most promising and connected communities!

Built in 1971

Essential Information

MLS® # A2230725 Price \$585,000

Bedrooms 5

Bathrooms 4.00

Full Baths 2 Half Baths 2

Square Footage 1,008

Acres 0.09

Year Built 1971

Type Residential

Sub-Type Detached

Style Bungalow

Status Active

Community Information

Address 3768 Dover Ridge Drive Se

Subdivision Dover

City Calgary
County Calgary
Province Alberta
Postal Code T2B 2C9

Amenities

Parking Spaces 2

Parking Double Garage Detached

of Garages 2

Interior

Interior Features Closet Organizers, No Animal Home, No Smoking Home, Quartz

Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Storage

Appliances Central Air Conditioner, Electric Stove, Microwave Hood Fan,

Refrigerator, Washer/Dryer

Heating Forced Air, Natural Gas

Cooling Central Air

Has Basement Yes

Basement Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features Private Yard

Lot Description Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Gentle Sloping,

Interior Lot, Rectangular Lot, Sloped Up, Standard Shaped Lot

Roof Asphalt, Asphalt Shingle

Construction Stucco

Foundation Poured Concrete, Perimeter Wall

Additional Information

Date Listed June 13th, 2025

Days on Market 1

Zoning R-CG

Listing Details

Listing Office Engel & Völkers Calgary

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