

# \$419,900 - 3131 Dover Crescent Se, Calgary

MLS® #A2246448

**\$419,900**

3 Bedroom, 3.00 Bathroom, 1,071 sqft

Residential on 0.07 Acres

Dover, Calgary, Alberta

**\*\* Seller Financing option is available if needed\*\* | 3 BEDS | 2.5 BATHS | SEPARATE ENTRANCE, LAUNDRY, AND KITCHEN | Convenient Location! | Welcome home! This 2-storey duplex in the community of Dover offers 3 bedrooms and 2.5 bathrooms. The main floor features a bright living area and a well-appointed kitchen with backyard access. Convenient laundry hookups are also available for washer/dryer. A 2 piece bathroom completes this level. Upstairs, you'll find three good-sized bedrooms, including a primary suite with a walk-in closet. A 4-piece bathroom completes the upper level. The functional lower level features a bachelor-style layout, complete with a large flex room, its own kitchen, laundry, separate entrance, and 3-piece bathroom. Located close to shopping, parks, schools, and more, this home is a fantastic opportunity. Call your favourite agent today to book a showing! \*\* Agents, please read private remarks for access code \*\***

Built in 1970

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2246448  |
| Price      | \$419,900 |
| Bedrooms   | 3         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,071                  |
| Acres          | 0.07                   |
| Year Built     | 1970                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 3131 Dover Crescent Se |
| Subdivision | Dover                  |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2B 1V4                |

### Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 1           |
| Parking        | Parking Pad |

### Interior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                 |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Forced Air                                                                  |
| Cooling           | None                                                                        |
| Has Basement      | Yes                                                                         |
| Basement          | Exterior Entry, Finished, Full                                              |

### Exterior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior Features | Other                                             |
| Lot Description   | Back Lane, Back Yard, Front Yard, Rectangular Lot |
| Roof              | Asphalt Shingle                                   |
| Construction      | Wood Frame                                        |
| Foundation        | Poured Concrete                                   |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 12th, 2025 |
| Days on Market | 56                |

Zoning

R-CG

Listing Details

Listing Office

eXp Realty

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