

**3212 Dover Crescent SE**  
**Calgary, Alberta**

**MLS # A2252916**



**\$374,900**

|                  |                                 |               |                   |
|------------------|---------------------------------|---------------|-------------------|
| <b>Division:</b> | Dover                           |               |                   |
| <b>Type:</b>     | Residential/Duplex              |               |                   |
| <b>Style:</b>    | Attached-Side by Side, Bi-Level |               |                   |
| <b>Size:</b>     | 985 sq.ft.                      | <b>Age:</b>   | 1970 (55 yrs old) |
| <b>Beds:</b>     | 4                               | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Double Garage Detached          |               |                   |
| <b>Lot Size:</b> | 0.08 Acre                       |               |                   |
| <b>Lot Feat:</b> | Back Yard                       |               |                   |

|                    |                               |                   |      |
|--------------------|-------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas       | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Laminate, Tile        | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle               | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full, Suite         | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Metal Siding , Wood Frame     | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete               | <b>Utilities:</b> | -    |
| <b>Features:</b>   | No Animal Home, Tile Counters |                   |      |

**Inclusions:** Refrigerator in the basement, Stove in the basement,

**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 — 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.