

# \$565,000 - 48 Dover Ridge Court Se, Calgary

MLS® #A2221769

**\$565,000**

4 Bedroom, 3.00 Bathroom, 1,092 sqft

Residential on 0.10 Acres

Dover, Calgary, Alberta

Nestled on a quiet cul-de-sac, this well-cared for bungalow has been owned by the same owners for over 20 years! Pride of ownership is evident the moment you step in. You're greeted by a spacious living room with hardwood flooring and large bay windows allowing in plenty of natural sunlight! The well appointed kitchen features GRANITE countertops and modern stainless steel appliances including an UPGRADED refrigerator with a water line and ice dispenser and a BOSCH dishwasher. Next to the kitchen is a dining area with large windows overlooking your front yard. There are 3 generously sized bedrooms with the primary bedroom having its own 2-pc ensuite and another 4-pc bathroom on the main level ensuring plenty of space for you and your family! The fully finished basement with a SEPARATE SIDE ENTRANCE is a great place to entertain! It features a bar, pool table, games/recreation area, a 3-pc bathroom and an additional bedroom. The backyard is a sight to behold! There is a beautiful garden with a pond, planters for growing your own fruits and vegetables, a built-in hot tub with a surrounding deck and a NEWER fence - the backyard is a serene and beautiful place to spend your summer evenings! Over the years, the home has received many UPDATES including replacing the roof and soffits, windows, furnace, installing fully custom blinds and recently all NEW CONCRETE sidewalks (2024). Conveniently located within a short



drive to Calgary downtown, the West Dover (K-6) School and International Avenue with all its shops, grocery stores and restaurants, this home is a must-see! Call to book your private showing today.

Built in 1977

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2221769    |
| Price          | \$565,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,092       |
| Acres          | 0.10        |
| Year Built     | 1977        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 48 Dover Ridge Court Se |
| Subdivision | Dover                   |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2B2M8                  |

### Amenities

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

### Interior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Interior Features | Bar, Granite Counters, No Animal Home, No Smoking Home, Separate Entrance |
|-------------------|---------------------------------------------------------------------------|

|                 |                                                                                                                 |
|-----------------|-----------------------------------------------------------------------------------------------------------------|
| Appliances      | Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating         | Forced Air, Natural Gas                                                                                         |
| Cooling         | None                                                                                                            |
| Fireplace       | Yes                                                                                                             |
| # of Fireplaces | 1                                                                                                               |
| Fireplaces      | Wood Burning                                                                                                    |
| Has Basement    | Yes                                                                                                             |
| Basement        | Exterior Entry, Finished, Full                                                                                  |

## Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Garden, Private Yard         |
| Lot Description   | Back Lane, Back Yard, Garden |
| Roof              | Asphalt Shingle              |
| Construction      | Vinyl Siding, Wood Frame     |
| Foundation        | Poured Concrete              |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 15th, 2025 |
| Days on Market | 6              |
| Zoning         | R-CG           |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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