# \$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.



#### **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 Full

#### **Exterior**

Exterior Features None

Lot Description Back Yard

Roof Asphalt Shingle

Construction Wood Frame, Metal Siding

Foundation Poured Concrete

# **Additional Information**

Date Listed September 1st, 2025

Days on Market 61

Zoning R-CG

# **Listing Details**

Listing Office Royal LePage Benchmark

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® 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.