$559,000 - 247 Dover Ridge Close Se, Calgary

MLS® #A2257575

$559,000
3 Bedroom, 2.00 Bathroom, 1,293 sqft
Residential on 0.11 Acres

Dover, Calgary, Alberta

This unique property is ready for a new owner. With large square footage and an attached double garage, this home offers lots of flexibility. Entering the home, you are greeted with a huge living and dining room spanning the entire width of the house. All the windows have been replaced and the main floor has been newly renovated. The kitchen features new cabinetry, stainless steel appliances, and beautiful quartz countertops. The second bedroom features lovely garden doors out to a private deck. The primary bedroom has a cheater ensuite with a huge, tiled shower. Moving into the laundry area there is an entire wall of custom built in closets for all the storage you need. The rear of house showcases a massive sunroom/family room with extra high vaulted ceilings, a three-sided gas fireplace with stacked stone, tonnes of windows and 8 beautiful skylights. From here there is direct access to the second deck and yard as well as off street parking. Through the sunroom is the large double attached garage. This main floor is perfectly designed for roommates or a couple who works from home. In the basement is an illegal suite with its own entrance and private yard. The unit has lots of space and features a generous kitchen and dining area, a living room, a bedroom (window does not meet egress requirements), huge walk-in closet, and a 5-piece ensuite. It has never been hard to find tenants for this unit. On a corner lot, this property features an abundance of outdoor spaces which helps

maintain a feeling of privacy. This cash flowing property would make an excellent addition to any investment portfolio.

Built in 1972

Essential Information

MLS® #	A2257575
Price	$559,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,293
Acres	0.11
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	247 Dover Ridge Close Se
Subdivision	Dover
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B2C5

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway
# of Garages	2

Interior

Interior Features	Closet Organizers, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Quartz Counters, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings

Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Stone, Three-Sided
Has Basement	Yes
Basement	Full, Suite

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Corner Lot, Landscaped, Lawn, Street Lighting
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 17th, 2025
Days on Market	1
Zoning	R-CG

Listing Details

Listing Office	The Real Estate District

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