2906 Doverville Crescent SE

Calgary | Active | MLS® A2337441

$474,900









Bedrooms	Bathrooms	Year Built	Living area
4	**2**	**1971**	**926 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX Realty Professionals

A closer look

OPEN HOUSE Sun Sept 18th 1-3PM**Welcome to this well-maintained, CASH flow postive LEGAL Basment UNIT property. This home is in the well established community of Dover, it featurs 3 bedrooms upstairs and a 1-bedroom down, Offering exceptional value for both families and investors. This property has seen a number of upgrades over the years, including newer roofs on both the home and garage, fresh interior and exterior paint, a new balcony, a new patio door, a large basement window, updated flooring, and renovated kitchens on both levels. The bright and spacious main floor offers three large bedrooms, its own laundry, a functional layout, and a large living room that opens through new sliding doors to a sunny, south-facing covered balcony, an ideal spot to relax and enjoy warm summer evenings. Outside, you'll find a fully fenced yard with plenty of room for children, pets, and outdoor entertaining, along with a detached single OVERSIZED garage and an additional parking stall. The lower level was completely renovated and LEGALIZED in March 2019, creating a modern and comfortable 1-bedroom unit perfect for extended family, a mortgage helper, or investment income. The renovation included updated finishes and new appliances throughout, insuite laundry and large primary bedroom, large family and dinning area and large windows making if feel light and bright. Additional major updates provide peace of mind, including a new hot water tank (2019), a new furnace (2023), and a new garage roof (2025). Whether you're searching for an affordable family that is close to several school, parks, playgrounds and shopping or a turnkey investment property with strong rental potential, or a family that has room to grow this move-in-ready home checks all the boxes.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2337441
Bedrooms	4
Bathrooms	2
Year Built	1971
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	1
Num Illegal Suites:	0

Home Style:	Attached-Side by Side, Bungalow
Total Living Area:	926 sq. ft.
Main Level Finished Area:	926 sq. ft.
Below Grade Finished Area:	849 sq. ft.
Lot Area:	3,638 sq. ft.
Lot Frontage:	29'8"
Front Exposure:	South
Entry Level:	1
Levels:	One
End Unit:	1 Common Wall
Total Rooms Above Grade:	6
Year built:	1971 (Age: 55)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	3
Bedrooms Below Grade:	1
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	6718JK
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco, Wood Frame
Structure Type:	Duplex
Roof:	Asphalt

Ensuite:	No
Flooring:	Carpet, Laminate, Linoleum
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	1
Parking:	Oversized, Single Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement, In Unit
City Quadrant:	Southeast
Community:	Dover
Appliances:	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Inclusions:	In the suite: Refrigerator, Dishwasher, Electric Stove, Microwave Hood Fan, Washer and Dryer
Restrictions:	None Known
Main Floor	Kitchen · 9'3" × 7'11" ·
Main Floor	Dining Room · 8'2" × 7'3" ·
Main Floor	Living Room · 19'11" × 12' ·
Main Floor	Bedroom - Primary · 12'9" × 10'1" ·
Main Floor	Bedroom · 10'7" × 8'8" ·
Main Floor	Bedroom · 10'5" × 7'11" ·
Lower Level	Kitchen · 10'7" × 7' ·
Lower Level	Living Room · 19'5" × 12'10" ·
Lower Level	Storage · 13'10" × 4'9" ·
Lower Level	Bedroom · 13'5" × 11'2" ·

Title to Land:	Fee Simple
Community Features:	Playground, Schools Nearby, Shopping Nearby
Interior Features:	See Remarks
Exterior Features:	Private Yard
Patio And Porch Features:	Balcony(s)
Lot Features:	Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone E
Zoning:	R-CG
Listed Date:	Aug 14, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2906-doverville-crescent-se-calgary-a2337441/

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