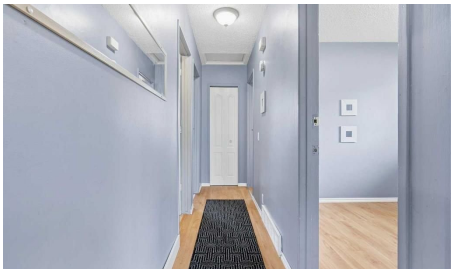
3804 Dover Ridge Drive SE

Calgary | Active | MLS® A2348474

$439,900









Bedrooms	Bathrooms	Year Built	Living area
4	**2**	**1971**	**986.7 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by TREC The Real Estate Company

A closer look

Imagine stepping onto a quiet, well-kept street in Dover, SE Calgary, where classic charm meets incredible potential - this bungalow offers precisely that. This great bungalow home provides 986.7 square feet above grade and a surprisingly expansive 845.85 square feet finished below, creating a versatile space for growing families or those seeking extra income. With four bedrooms - three above grade and one comfortably nestled below - plus two full bathrooms, everyone will find their haven within these walls. Laminate flooring flows seamlessly throughout the main level, complementing the linoleum accents and creating a clean, inviting atmosphere. Beyond the living area, discover a functional kitchen and dining space, ready for everyday meals or festive gatherings. Downstairs, the finished basement provides flexibility with its recreation room, fourth bedroom, and laundry/utility room - perfect for storage and convenience. Outside, the rectangular lot, spanning 4101 square feet, offers a backyard and back lane access for added practicality. A large double detached garage provides secure parking for your vehicles, while the bungalow’s proximity to all major routes and transit makes commuting effortless. Notably, this home includes an illegal suite, presenting a unique opportunity to generate extra income. Situated close to elementary, junior high, and high schools, families will appreciate the convenient location, while those seeking community amenities will find them readily accessible.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2348474
Bedrooms	4
Bathrooms	2
Year Built	1971
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	0
Num Illegal Suites:	1
Home Style:	Bungalow

Total Living Area:	986.7 sq. ft.
Main Level Finished Area:	986.7 sq. ft.
Below Grade Finished Area:	845.85 sq. ft.
Acreage:	No
Lot Area:	4,101 sq. ft.
Lot Frontage:	41' 1/8 "
Front Exposure:	East
Unit Exposure:	East
Levels:	One
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:	8248JK
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No

Flooring:	Laminate, Linoleum
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Alley Access, Double Garage Detached, On Street
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	In Basement
City Quadrant:	Southeast
Community:	Dover
Appliances:	Electric Stove, Range Hood, Refrigerator, See Remarks, Washer/Dryer, Window Coverings
Inclusions:	Basement Stove, Basement Fridge, Basement hoodfan,
Restrictions:	None Known
Main Floor	Living Room · 15'10" × 13'1" ·
Main Floor	Dining Room · 14'3" × 11'9" ·
Main Floor	Kitchen · 8'2" × 6'5" ·
Main Floor	Bedroom - Primary · 11'10" × 10'11" ·
Main Floor	Bedroom · 9'9" × 9'8" ·
Main Floor	Bedroom · 9'9" × 9' ·
Lower Level	Laundry · 13'7" × 6'4" ·
Lower Level	Bedroom · 12'5" × 9'11" ·
Lower Level	Game Room · 25'6" × 12'2" ·
Lower Level	Kitchen With Eating Area · 14'11" × 11'7" ·
Title to Land:	Fee Simple

Community Features:	Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	See Remarks
Exterior Features:	Private Yard
Patio And Porch Features:	None
Lot Features:	Back Lane, Back Yard, City Lot, Rectangular Lot, See Remarks
Num. of Parcels:	0
Outbuildings:	None
Fencing:	Partial
Region:	Calgary
Zone:	CAL Zone E
Zoning:	R-CG
Listed Date:	Sep 27, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/3804-dover-ridge-drive-se-calgary-a2348474/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.