

\$485,000 - 3236 Doverville Crescent Se, Calgary

MLS® #A2248935

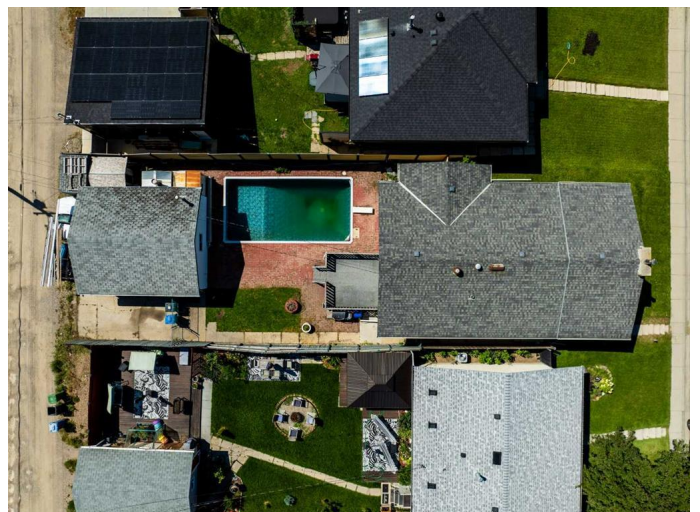
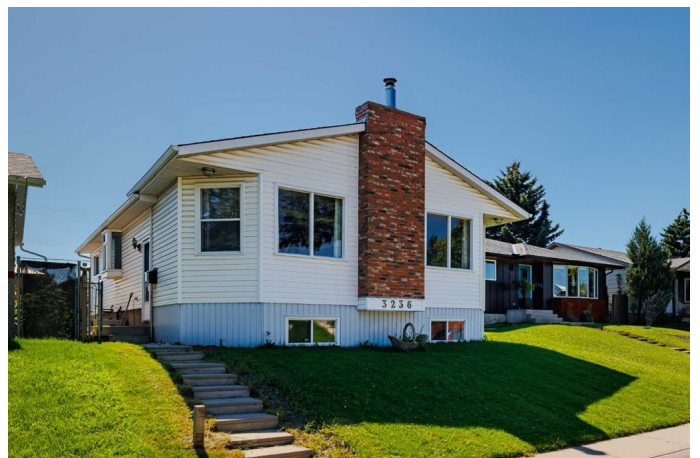
\$485,000

5 Bedroom, 4.00 Bathroom, 1,410 sqft

Residential on 0.12 Acres

Dover, Calgary, Alberta

****PRICE REDUCED & BACK ON THE MARKET** due to Buyers inability to obtain Mortgage Financing Approval**. Welcome to an incredible opportunity in the community of Dover! Step into your dream home, a unique Bungalow offering 1410 sq ft of living space on the main floor and 1278 sq ft of developed space in the basement. The original structure received a 378 sq ft front addition in 1989, fully compliant with the City of Calgary Planning and Building Regulations and completed by a qualified contractor. With its solid poured concrete footing and treated wood foundation walls (only on the addition portion of the house), this home is structurally sound and brimming with potential for a full renovation to make it your own. The main floor features a grand living room with a stone-faced wood-burning fireplace and plentiful windows that flood the space with light. The kitchen, renovated in 1989, is due for an update but remains in great condition. The open floor plan includes two bedrooms, each with a 3-piece ensuite. The Primary Bedroom's ensuite requires some enclosure, while the second bedroom boasts sliding patio doors that lead to the backyard balcony and in-ground outdoor pool. The basement offers three bedrooms, two of which are part of the 1989 addition and feature larger windows (not egress). Also included is a gas-burning fireplace, a storage room, and a 4-piece bathroom. The well-insulated 378 sq ft addition spans both the basement and the main floor. Outdoor



amenities include a backyard with a natural gas line for the BBQ and firepit, an in-ground outdoor pool winterized in the fall of 2024 and sold "AS IS WHERE IS," a double detached garage (20ft x 24ft), and an additional carport or RV parking spot. Imagine your family enjoying summer days by the pool, a place filled with laughter and memories for family, friends, and grandchildren.Â Notable upgrades include a water tank installed in 2015, a roof replaced in 2010, and all windows replaced during the 1989 renovation. The furnace is in great condition, though it is unclear if it is original or replaced.Â Schedule a viewing with your licensed agent who can help you envision creative changes to make this space your own. This home has been lovingly cared for and is ready for its next chapter with a new family. Donâ€™t miss outâ€”book your showing today!

Built in 1976

Essential Information

MLS® #	A2248935
Price	\$485,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,410
Acres	0.12
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	3236 Doverville Crescent Se
Subdivision	Dover

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 1T9

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2
Has Pool	Yes

Interior

Interior Features	Bar, Breakfast Bar, Ceiling Fan(s), Central Vacuum, No Animal Home, No Smoking Home, Open Floorplan, See Remarks
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave, Refrigerator, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Living Room, Stone, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, BBQ gas line, Fire Pit
Lot Description	Back Yard, Landscaped, No Neighbours Behind, Other
Roof	Asphalt Shingle
Construction	Aluminum Siding, Brick
Foundation	Poured Concrete, Wood

Additional Information

Date Listed	August 15th, 2025
Days on Market	32
Zoning	R-CG

Listing Details

Listing Office	Century 21 Bravo Realty
----------------	-------------------------

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