

# \$419,900 - 3119 Doverville Crescent Se, Calgary

MLS® #A2253882

**\$419,900**

4 Bedroom, 2.00 Bathroom, 978 sqft

Residential on 0.08 Acres

Dover, Calgary, Alberta

This nicely updated bi-level half duplex is the perfect mix of functionality, and affordability – and it backs directly onto a green space and playground! Whether you're a first-time buyer, multi-generational family, or savvy investor, with almost 2000 total square feet spanning the two floors this home checks all the boxes. Upstairs, you'll find THREE (that's right!) spacious, light-filled bedrooms, each with generously sized walk in closets (SO MUCH STORAGE), a refreshed 4-piece bathroom, and a bright, stylish galley style kitchen that flows into the open concept living and dining spaces. Enjoy your morning coffee on the front balcony, and soak in the peaceful surroundings and mature tree that provides privacy and shade. Downstairs, the lower level offers incredible flexibility. With a separate entrance, full sized eat-in kitchen, living/dining area, one great sized bedroom, and a full updated bathroom, it can function as an illegal suite – or seamlessly work as extra space for those who want to enjoy the entire home. A shared laundry room is conveniently located on the lower level, and the fully fenced sun soaked backyard provides plenty of room for pets and kids - it's the perfect place to host barbecues or just to unwind in after a long day. With a playground right behind the home, it's like having your own private park – without the upkeep! This home is excellently located just minutes from International Avenue's vibrant restaurants and shops as well as minutes to schools and other



amenities. This home also offers quick access to Peigan, Stoney, and Deerfoot Trails “making commutes easy and getting around the city a breeze. Dover gives you that inner-city feel without the price tag, and a welcoming community vibe you’ll love coming home to. Whether you're looking for a great property to add to your investment portfolio or a place to truly call home, this is one opportunity you don't want to miss. Opportunity’s knocking “are you ready to answer? Recent updates of note include: Painting Main Floor )(2025), New Electrical panel, Furnace (2019), Hot water heater (2020), Washer & Dryer (2022), Mostly updated appliances, Laminate flooring throughout, Improved attic insulation. This is your chance to secure this great property.

Built in 1970

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2253882               |
| Price          | \$419,900              |
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 978                    |
| Acres          | 0.08                   |
| Year Built     | 1970                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bi-Level |
| Status         | Active                 |

**Community Information**

|             |                             |
|-------------|-----------------------------|
| Address     | 3119 Doverville Crescent Se |
| Subdivision | Dover                       |
| City        | Calgary                     |
| County      | Calgary                     |

|             |         |
|-------------|---------|
| Province    | Alberta |
| Postal Code | T2B 1V1 |

### Amenities

|                |                   |
|----------------|-------------------|
| Parking Spaces | 3                 |
| Parking        | Off Street, Stall |

### Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings                     |
| Heating           | Forced Air                                                                                    |
| Cooling           | None                                                                                          |
| Has Basement      | Yes                                                                                           |
| Basement          | Finished, Full, Suite, Walk-Up To Grade                                                       |

### Exterior

|                   |                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                                                         |
| Lot Description   | Back Lane, Back Yard, Backs on to Park/Green Space, City Lot, Front Yard, Low Maintenance Landscape, Street Lighting |
| Roof              | Asphalt Shingle                                                                                                      |
| Construction      | Wood Frame                                                                                                           |
| Foundation        | Poured Concrete                                                                                                      |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 4                   |
| Zoning         | R-CG                |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR 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.