

# \$374,900 - 3212 Dover Crescent Se, Calgary

MLS® #A2252916

## \$374,900

4 Bedroom, 2.00 Bathroom, 985 sqft  
Residential on 0.08 Acres

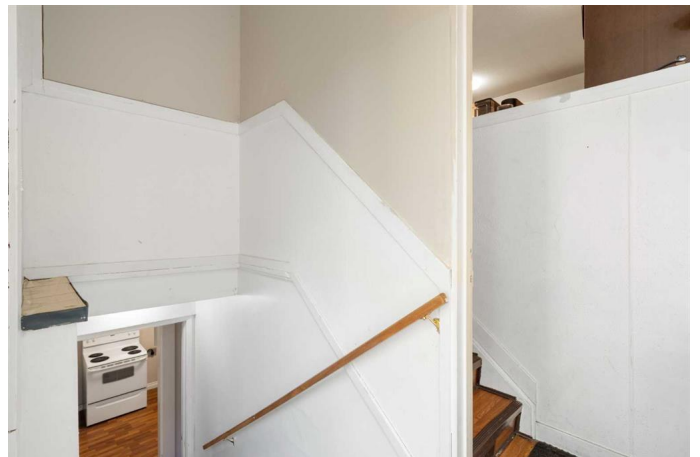
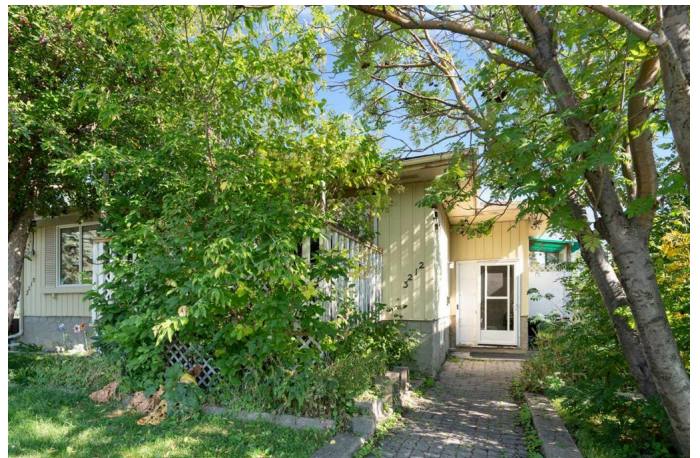
Dover, Calgary, Alberta

ATTENTION INVESTORS!!! This bi-level half duplex in the community of Dover offers nearly 2,000 sq. ft. of developed living space, making it a great opportunity for investors or handy buyers looking to add value. The upper level features 2 bedrooms, a spacious living room with a den, a 4-piece bathroom, and a kitchen with ample cabinet space. The lower level is well suited for an illegal suite and includes a second living area, a kitchenette, 2 additional bedrooms, and another full 4-piece bathroom â€” perfect for tenants or extended family. The property also comes with a double detached garage which can also be used as additional rental income and is conveniently located close to schools, parks, shopping, and transit. With some TLC, this home has excellent potential to shine.

Built in 1970

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2252916    |
| Price          | \$374,900   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 985         |
| Acres          | 0.08        |
| Year Built     | 1970        |
| Type           | Residential |



|          |                        |
|----------|------------------------|
| Sub-Type | Semi Detached          |
| Style    | Side by Side, Bi-Level |
| Status   | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 3212 Dover Crescent Se |
| Subdivision | Dover                  |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2B 1V2                |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Interior Features | No Animal Home, Tile Counters                                             |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                   |
| Cooling           | Wall/Window Unit(s)                                                       |
| Has Basement      | Yes                                                                       |
| Basement          | Full                                                                      |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | None                     |
| Lot Description   | Back Yard                |
| Roof              | Asphalt Shingle          |
| Construction      | Wood Frame, Metal Siding |
| Foundation        | Poured Concrete          |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 1st, 2025 |
| Days on Market | 65                  |
| Zoning         | R-CG                |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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