

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

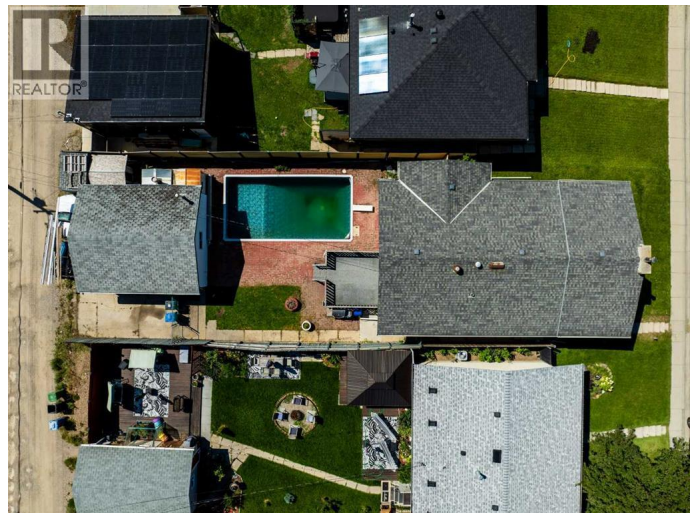
MLS® #A2248935

**\$485,000**

5 Bedroom, 4.00 Bathroom, 1,410 sqft  
Single Family 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 renovati on. 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! (id:6289)

Built in 1976

Essential Information

Listing #	A2248935
Price	\$485,000
Bedrooms	5
Bathrooms	4.00
Half Baths	1
Square Footage	1,410
Acres	0.12
Year Built	1976
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	3236 Doverville Crescent Se
Subdivision	Dover
City	Calgary
Province	Alberta

Postal Code T2B1T9

## Amenities

Amenities Playground, Schools, Shopping  
Features See remarks, Other, No neighbours behind, No Animal Home, No Smoking Home, Gas BBQ Hookup  
Parking Spaces 2  
Parking Detached Garage  
# of Garages 2  
Has Pool Yes  
Pool Outdoor pool, Inground pool

## Interior

Appliances Refrigerator, Dishwasher, Stove, Microwave, Window Coverings  
Heating Natural gas Forced air  
Cooling Central air conditioning  
Fireplace Yes  
# of Fireplaces 2  
# of Stories 1  
Has Basement Yes

## Exterior

Exterior Aluminum siding, Brick  
Exterior Features Landscaped  
Foundation Poured Concrete, Wood

## Listing Details

Listing Office Century 21 Bravo Realty



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