

# \$585,000 - 3768 Dover Ridge Drive Se, Calgary

MLS® #A2230725

**\$585,000**

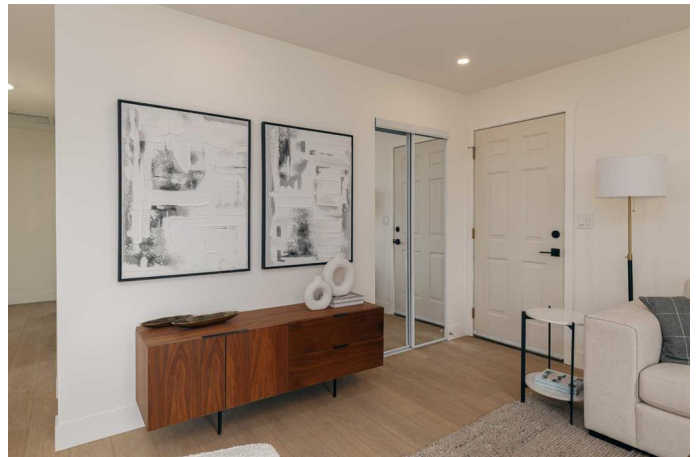
5 Bedroom, 4.00 Bathroom, 1,008 sqft  
Residential on 0.09 Acres

Dover, Calgary, Alberta

Discover the ultimate investment opportunity in vibrant, family-friendly Dover—where modern luxury, prime location, and unbeatable cash flow come together. This fully renovated property stands out with two distinct suites (illegal basement suite), each boasting brand new kitchens and bathrooms, sophisticated designer finishes, and stylish hardware, cabinets, and backsplash. Throughout the home, luxury vinyl plank flooring adds both elegance and durability, while central air conditioning ensures year-round comfort for every tenant—a rare and valuable upgrade in this market.

Both suites are uniquely designed to maximize tenant appeal, offering not only a main bathroom but also a private 2-piece ensuite in each unit, providing convenience and privacy that's hard to find. The kitchens are chef-inspired with contemporary counters and thoughtful layouts, perfect for attracting quality renters. Step outside to find a large 20x22 garage with a brand new door and a gas line ready for heating—ideal for additional rental income or secure storage. The paved back lane offers easy access and enhances curb appeal.

Location is everything, and this property delivers: just steps from schools, parks, and the transit line, it's perfect for families and commuters alike. Dover is celebrated for its welcoming, multicultural community, excellent



amenities, and proximity to Calgary’s downtown core”just minutes away by car or transit. Residents enjoy access to Valleyview Regional Park, with its playgrounds, sports fields, spray park, and stunning mountain and city views, making the neighborhood a magnet for young families and active lifestyles.

With the potential to rent both suites and the garage separately, this home is a true cash machine. Dover’s affordable housing, strong community spirit, and easy access to major routes and employment hubs make it a top choice for investors and owner-occupiers alike.

Don’t let this rare opportunity pass you by”book your private showing today and secure your place in one of Calgary’s most promising and connected communities!

Built in 1971

**Essential Information**

MLS® #	A2230725
Price	\$585,000
Bedrooms	5
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,008
Acres	0.09
Year Built	1971
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	3768 Dover Ridge Drive Se
Subdivision	Dover

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 2C9

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Closet Organizers, No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Storage
Appliances	Central Air Conditioner, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Gentle Sloping, Interior Lot, Rectangular Lot, Sloped Up, Standard Shaped Lot
Roof	Asphalt, Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete, Perimeter Wall

### Additional Information

Date Listed	June 13th, 2025
Days on Market	16
Zoning	R-CG

### Listing Details

Listing Office	Engel & Völkers Calgary
----------------	-------------------------

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