

\$565,000 - 48 Dover Ridge Court Se, Calgary

MLS® #A2221769

\$565,000

4 Bedroom, 3.00 Bathroom, 1,092 sqft

Residential on 0.10 Acres

Dover, Calgary, Alberta

Nestled on a quiet cul-de-sac, this well-cared for bungalow has been owned by the same owners for over 20 years! Pride of ownership is evident the moment you step in. Youâ€™re greeted by a spacious living room with hardwood flooring and large bay windows allowing in plenty of natural sunlight! The well appointed kitchen features GRANITE countertops and modern stainless steel appliances including an UPGRADED refrigerator with a water line and ice dispenser and a BOSCH dishwasher. Next to the kitchen is a dining area with large windows overlooking your front yard. There are 3 generously sized bedrooms with the primary bedroom having its own 2-pc ensuite and another 4-pc bathroom on the main level ensuring plenty of space for you and your family! The fully finished basement with a SEPARATE SIDE ENTRANCE is a great place to entertain! It features a bar, pool table, games/recreation area, a 3-pc bathroom and an additional bedroom. The backyard is a sight to behold! There is a beautiful garden with a pond, planters for growing your own fruits and vegetables, a built-in hot tub with a surrounding deck and a NEWER fence - the backyard is a serene and beautiful place to spend your summer evenings! Over the years, the home has received many UPDATES including replacing the roof and soffits, windows, furnace, installing fully custom blinds and recently all NEW CONCRETE sidewalks (2024). Conveniently located within a short



drive to Calgary downtown, the West Dover (K-6) School and International Avenue with all its shops, grocery stores and restaurants, this home is a must-see! Call to book your private showing today.

Built in 1977

Essential Information

MLS® #	A2221769
Price	\$565,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,092
Acres	0.10
Year Built	1977
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	48 Dover Ridge Court Se
Subdivision	Dover
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B2M8

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Bar, Granite Counters, No Animal Home, No Smoking Home, Separate Entrance
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Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Back Yard, Garden
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 15th, 2025
Days on Market	8
Zoning	R-CG

Listing Details

Listing Office	eXp Realty
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