

# \$389,800 - 3409 Doverthorn Road Se, Calgary

MLS® #A2232670

## \$389,800

3 Bedroom, 2.00 Bathroom, 959 sqft  
Residential on 0.07 Acres

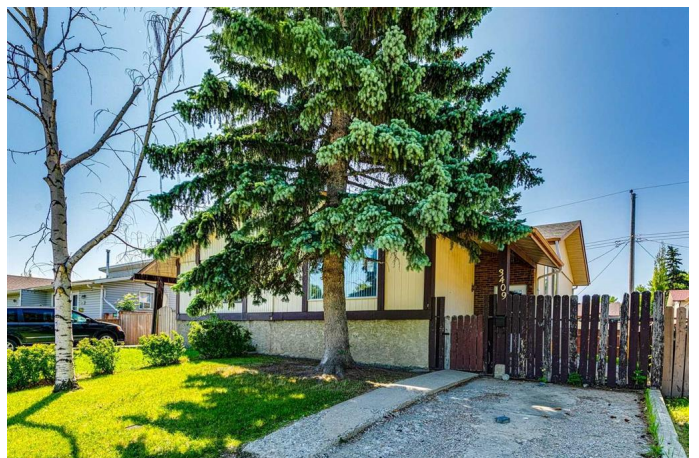
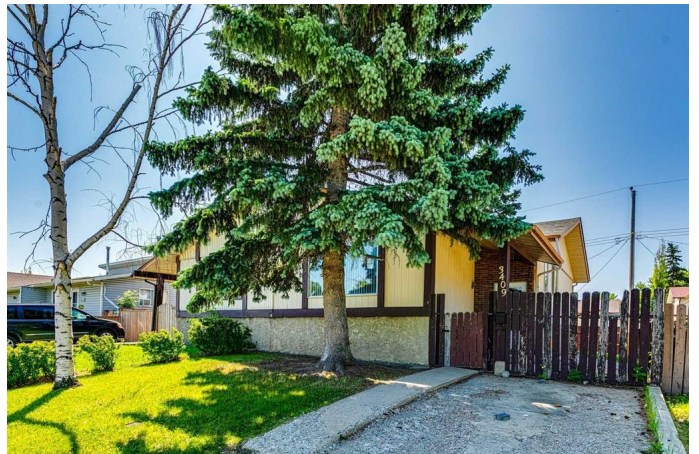
Dover, Calgary, Alberta

3409 Doverthorn just underwent a major \$70,000 renovation and sets up perfectly for the savvy first time buyer or investor to suite the lower level (subject to approval/permitting from the City of Calgary) and live in the bright/spacious upper, or a young family to occupy the entire property. This lot is extra wide at 33 feet and enjoys a sunny south yard. Over the last few months, the owner has re-done the kitchen with brand new appliances, lighting, sink, plumbing, and countertops. The main level features 2 big bedrooms + den, wide plank flooring, fireplace, formal living/dining spaces, and picture windows. The lower level has a brand new 3-piece bath, more wide plank floors, a big laundry room with BRAND NEW washer/dryer, bedroom, storage, and flex room that can easily be converted to a second bedroom. Infrastructure upgrades include a NEW ROOF about 3 years ago, sections of new wiring/plumbing, and select NEW windows or glass replacement. This location is quiet and close to parks/playgrounds/transit.

Built in 1975

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2232670  |
| Price     | \$389,800 |
| Bedrooms  | 3         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 959                    |
| Acres          | 0.07                   |
| Year Built     | 1975                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bungalow |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 3409 Doverthorn Road Se |
| Subdivision | Dover                   |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2B 2H2                 |

### Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 1           |
| Parking        | Parking Pad |

### Interior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Interior Features | See Remarks                                                               |
| Appliances        | Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                |
| Cooling           | None                                                                      |
| Fireplace         | Yes                                                                       |
| # of Fireplaces   | 1                                                                         |
| Fireplaces        | Wood Burning                                                              |
| Has Basement      | Yes                                                                       |
| Basement          | Full, Partially Finished                                                  |

### Exterior

|                   |                                             |
|-------------------|---------------------------------------------|
| Exterior Features | Private Yard                                |
| Lot Description   | Back Lane, Back Yard, Lawn, Rectangular Lot |
| Roof              | Asphalt Shingle                             |
| Construction      | Stucco                                      |
| Foundation        | Poured Concrete                             |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 20th, 2025 |
| Days on Market | 14              |
| Zoning         | R-CG            |

**Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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