

# \$469,900 - 2606 Dover Ridge Drive Se, Calgary

MLS® #A2201401

**\$469,900**

4 Bedroom, 2.00 Bathroom, 1,043 sqft  
Residential on 0.07 Acres

Dover, Calgary, Alberta

LEGAL SUITE | INNER-CITY CORNER LOT |  
4 BEDS | 2 BATHS | 2 KITCHENS | 2  
LAUNDRY | TONS OF PARKING

Welcome to this charming bi-level home in the heart of Dover, a fantastic opportunity for first-time buyers or savvy investors. Situated on a spacious corner lot directly beside green space and across from amenities, this home offers a great place to call home with endless potential, and a legal 2 bedroom basement suite. The main floor features a bright and open layout with 2 generous bedrooms and a full 4 piece bathroom. Large windows fill the space with natural light, while the functional kitchen provides ample cabinetry and room for meal prep. A separate laundry area ensures added convenience for the main floor. The fully self-contained legal basement suite offers 2 additional bedrooms, a full 4 piece bathroom, and a cozy kitchen space. Full separate laundry make this space is ideal for tenants or extended family. With ample parking and excellent proximity to schools, shopping, transit, and quick access to downtown, this property is move-in ready with plenty of potential to add value over time. Don't miss out on this incredible investment opportunity"book your private showing today!

Built in 1975

## Essential Information



MLS® #	A2201401
Price	\$469,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,043
Acres	0.07
Year Built	1975
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

### **Community Information**

Address	2606 Dover Ridge Drive Se
Subdivision	Dover
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 2L3

### **Amenities**

Parking Spaces	2
Parking	Alley Access, Off Street

### **Interior**

Interior Features	Closet Organizers, Laminate Counters, See Remarks, Separate Entrance, Storage
Appliances	Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Exterior Entry, Full, Suite

### **Exterior**

Exterior Features	Balcony, Other
-------------------	----------------

Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, Low Maintenance Landscape
Roof	Other
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 14th, 2025
Days on Market	19
Zoning	R-CG

### **Listing Details**

Listing Office	eXp Realty
----------------	------------

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