

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

MLS® #A2232670

## \$389,800

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

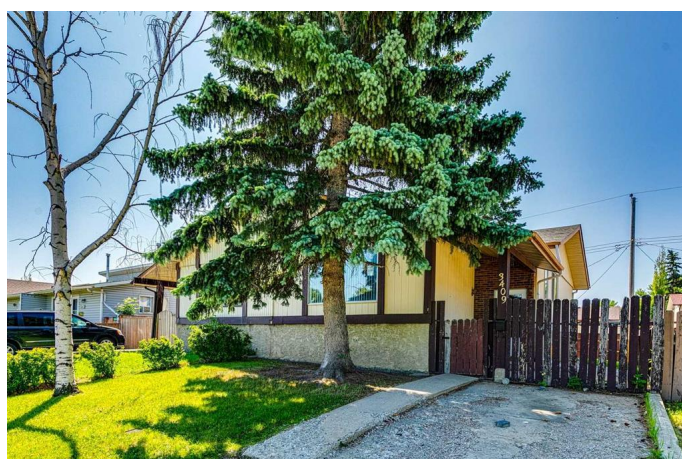
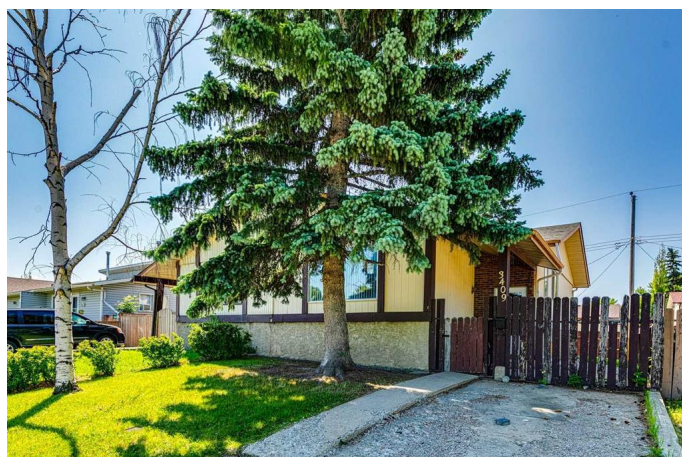
Dover, Calgary, Alberta

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	23
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX Realty Professionals
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