

# \$509,900 - 148 Dover Ridge Bay Se, Calgary

MLS® #A2244932

**\$509,900**

4 Bedroom, 2.00 Bathroom, 1,025 sqft

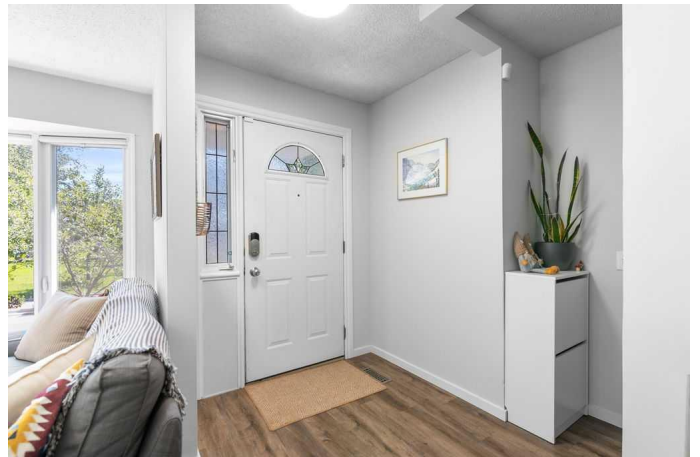
Residential on 0.10 Acres

Dover, Calgary, Alberta

Welcome to this fully finished bungalow, located on a quiet bay offering a peaceful setting just minutes from Calgary's downtown core!

Step into this bright and inviting living room featuring a picturesque bay window that frames park views and fills the main level with natural light. The updated flooring runs throughout the main level, complementing the updated maple cabinetry and sleek stainless steel appliances. This level highlights three comfortable bedrooms and an updated 4 piece bathroom, offering lots of flexibility for any family scenario.

The fully developed lower level expands your living space with a large family room, perfect for entertaining or relaxing. A fourth bedroom provides additional space for guests with an additional room, with included sauna for a home office or fitness area. There is also a second bathroom, set up for easy redevelopment with all of the plumbing run or to be kept in its current useable state. The home has many updates including a new roof in 2019, new hot water tank in 2021 and dual paned vinyl windows on the main level. Enjoy the large backyard ideal for the gardening enthusiast or the young family alike! Included are a smoker and raised garden beds making it ready to move in and enjoy from day one! This space also boasts a double parking pad with lots of room for a future garage development. Located just a short walk to the scenic ridge with amazing views and just 10



minutes from downtown, this location offers quick access to Deerfoot Trail, transit along 17th ave with lots of shopping and schools close by!

Don't miss the opportunity to live in an established neighbourhood with unbeatable convenience and green space right outside your front door!

Built in 1972

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2244932    |
| Price          | \$509,900   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,025       |
| Acres          | 0.10        |
| Year Built     | 1972        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 148 Dover Ridge Bay Se |
| Subdivision | Dover                  |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2B 2B5                |

### Amenities

|                |                      |
|----------------|----------------------|
| Parking Spaces | 2                    |
| Parking        | Parking Pad, Carport |

### Interior

|                   |                                               |
|-------------------|-----------------------------------------------|
| Interior Features | Ceiling Fan(s), Storage, Vinyl Windows, Sauna |
|-------------------|-----------------------------------------------|

|              |                                                                       |
|--------------|-----------------------------------------------------------------------|
| Appliances   | Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer |
| Heating      | Forced Air, Natural Gas                                               |
| Cooling      | None                                                                  |
| Has Basement | Yes                                                                   |
| Basement     | Finished, Full                                                        |

## Exterior

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard, Fire Pit, Garden                                                                                             |
| Lot Description   | Back Lane, Back Yard, City Lot, Front Yard, Fruit Trees/Shrub(s), Garden, Lawn, Rectangular Lot, Cul-De-Sac, Sloped, Treed |
| Roof              | Asphalt Shingle                                                                                                            |
| Construction      | Vinyl Siding, Wood Frame                                                                                                   |
| Foundation        | Poured Concrete                                                                                                            |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 1st, 2025 |
| Days on Market | 25               |
| Zoning         | R-CG             |

## Listing Details

|                |                                 |
|----------------|---------------------------------|
| Listing Office | Boutique Real Estate Group Inc. |
|----------------|---------------------------------|

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