

# \$568,700 - 2823 Dover Ridge Drive Se, Calgary

MLS® #A2248258

**\$568,700**

4 Bedroom, 3.00 Bathroom, 1,052 sqft

Residential on 0.12 Acres

Dover, Calgary, Alberta

Beautifully Updated 4-Bedroom Bungalow “  
Oversized Heated Garage, South-Facing Yard,  
and Gated RV Parking

Located just 7 minutes from downtown  
Calgary, this immaculate bungalow offers a  
perfect blend of comfort, space, and  
convenience. Nestled on a wide, quiet street  
lined with well-maintained homes and ample  
parking, this property sits on an oversized  
52’™ x 100’™ lot with a paved back alley.  
Step inside to a freshly painted main floor with  
new vinyl plank flooring throughout. The bright  
and spacious layout features three bedrooms  
up, including a primary bedroom with a newly  
updated 2-piece ensuite. The living room sets  
up nicely as a social gathering area and the  
dining room will accomodate those large family  
get togethers. A fourth bedroom is located in  
the fully developed basement, ideal for guests  
or additional living space, basement bedroom  
window does not meet egress.

The basement is an open palette with a clean,  
painted concrete floor, one big open recreation  
room + the 4th bedroom and 3 piece bath.  
There is a cedar wood closet with leads to  
hidden cold room. The basement is fully  
finished.

The sunny, south-facing backyard is perfect for  
gardening enthusiasts, complete with a  
massive wooden deck and plenty of room to  
personalize. Enjoy the convenience of a  
26’™ x 24’™ oversized heated garage,  
plus gated RV parking for your toys or trailer.



Recent updates include:

New asphalt shingles on house and garage

Renovated 2-piece ensuite

New fixtures and barn door on the main floor

New back storm door and 12' wide RV gate

Updated washer, dryer, and microwave hood fan

Rebuilt section of the back fence.

This is a solid, clean, move-in-ready home  
â€”ideal for families, hobbyists, or investors alike.

Note: One of the owners is a licensed  
REALTOR® with Maxwell Polaris Edmonton.

Built in 1975

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2248258    |
| Price          | \$568,700   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,052       |
| Acres          | 0.12        |
| Year Built     | 1975        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

Address                    2823 Dover Ridge Drive Se

|             |         |
|-------------|---------|
| Subdivision | Dover   |
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T2B 2L2 |

### Amenities

|                |                                                                                                 |
|----------------|-------------------------------------------------------------------------------------------------|
| Parking Spaces | 3                                                                                               |
| Parking        | Double Garage Detached, Gated, Heated Garage, Insulated, Oversized, RV Access/Parking, RV Gated |
| # of Garages   | 2                                                                                               |

### Interior

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Separate Entrance                                                                |
| Appliances        | Dishwasher, Dryer, Microwave Hood Fan, Range, Refrigerator, Washer, Window Coverings, Humidifier |
| Heating           | Fireplace(s), Forced Air, Natural Gas, Humidity Control, Mid Efficiency                          |
| Cooling           | None                                                                                             |
| Fireplace         | Yes                                                                                              |
| # of Fireplaces   | 2                                                                                                |
| Fireplaces        | Living Room, Mantle, Wood Burning, Basement                                                      |
| Has Basement      | Yes                                                                                              |
| Basement          | Finished, Full                                                                                   |

### Exterior

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior Features | Private Entrance, Private Yard    |
| Lot Description   | Back Lane, Front Yard, Landscaped |
| Roof              | Asphalt Shingle                   |
| Construction      | Vinyl Siding                      |
| Foundation        | Poured Concrete                   |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 13th, 2025 |
| Days on Market | 15                |
| Zoning         | R-CG              |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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