

# \$500,000 - 211 Dover Ridge Close, Calgary

MLS® #A2201110

## \$500,000

4 Bedroom, 3.00 Bathroom, 1,682 sqft  
Residential on 0.16 Acres

Dover, Calgary, Alberta

**ATTENTION INVESTORS!** This property sits on a generous 0.16-acre lot and is zoned R-CG, offering incredible potential for multi-unit development. For the handyman, it also presents a fantastic opportunity for renovations to create a forever home. With 4 bedrooms and a double detached garage, the possibilities are endless. The main level features a spacious living room with a fireplace, a kitchen, a formal dining area, a convenient 2-piece bath, and a laundry room. Upstairs, you'll find 4 bedrooms, including the primary suite with a 2-piece ensuite and access to a second-level deck, plus a 4-piece main bath. The partially finished basement offers a games/recreation room, a flexible space for a home office or TV room, and a toilet and sink in the furnace area. What truly sets this home apart is the expansive outdoor space. The property is fully fenced on all four sides, featuring a large SW-facing front yard, an oversized double detached garage with a private driveway on the east side, a rear deck and garden area, and plenty of room for kids, pets, or additional RV/multi-vehicle parking in the NE corner. Don't miss this incredible opportunity—book your showing today!

Built in 1973

## Essential Information

MLS® #	A2201110
Price	\$500,000



Bedrooms	4
Bathrooms	3.00
Full Baths	1
Half Baths	2
Square Footage	1,682
Acres	0.16
Year Built	1973
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	211 Dover Ridge Close
Subdivision	Dover
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 2C5

### **Amenities**

Parking Spaces	4
Parking	Additional Parking, Double Garage Detached, Driveway
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s)
Appliances	Electric Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	Balcony, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Lawn,

	Reverse Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 13th, 2025
Days on Market	18
Zoning	R-CG

### **Listing Details**

Listing Office	CIR Realty
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