

# \$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

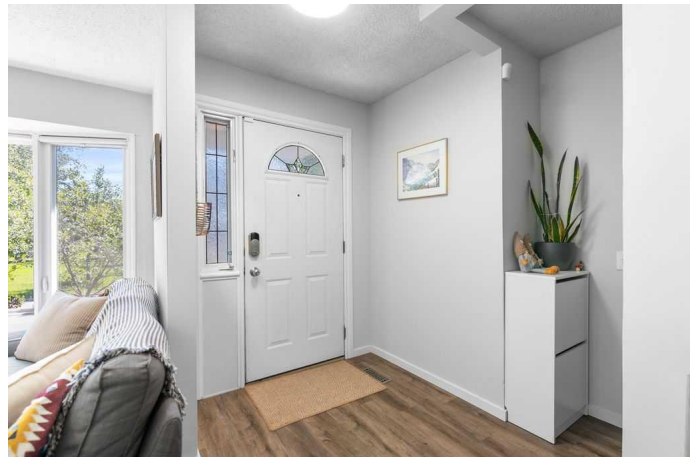
Dover, Calgary, Alberta

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 for a home office or fitness area, as well as a second bathroom, set up for easy redevelopment with all of the plumbing run or to be kept in its current useable state. Enjoy the large backyard ideal for the gardening enthusiast or anyone who enjoys relaxing in the sun! 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 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	Carport, Parking Pad

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

## Additional Information

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

## Listing Details

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

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