



**GRASSROOTS**  
REALTY GROUP

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**260 Dovely Place SE**  
**Calgary, Alberta**

**MLS # A2221875**



**\$529,900**

<b>Division:</b>	Dover		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,019 sq.ft.	<b>Age:</b>	1976 (49 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac, See Remarks		

<b>Heating:</b>	Forced Air, Other	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Metal Siding , Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Storage Shed

\*\*\* Welcome to this lovely home located in the sought after community of Dover. This home is situated in an excellent neighborhood on a quiet cul de sac. Some important upgrades in this home throughout the years which includes replacement of windows, roof shingles on the house and newer water tank . As you enter you'll be greeted with an open concept combining the living room, dining room and kitchen. Enjoy the open concept of this home with your family and friends while preparing wonderful meals in your bright and spacious kitchen. There is a wood burning fire place that will add warmth and ambiance to your living room. There are three great size bedrooms and full bathroom that will surely accommodate your growing family. The illegal basement suite has a great size recreational room and another potential bedroom with a 3 pc bathroom ensuite. Relax in your backyard and soak in the sunshine and summer breeze. The double heated garage will keep your vehicle safe from the weather elements. This home is conveniently located near amenities and just a short commute by car to downtown. This is a place that awaits for your personal touches, your loving care and for you to call it HOME! \*\*\*