



**GRASSROOTS**  
REALTY GROUP

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**24 Dovely Way SE**  
**Calgary, Alberta**

**MLS # A2230143**



**\$560,000**

<b>Division:</b>	Dover		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	971 sq.ft.	<b>Age:</b>	1976 (49 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Off Street		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Private, Treed		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Separate Entrance, Vinyl Windows		

**Inclusions:** Air compressor in garage can be negotiated at a reasonable price. If not, it will be removed prior to possession

Welcome to 24 Dovely Way! This great bungalow features an open concept layout, 3 bedrooms up and a 4 piece bathroom. The illegal basement suit has 2 additional bedrooms, an additional 4 piece bathroom, full kitchen with living room and shared laundry. The roof on the home was replaced in 2023, all new windows in 2023, new furnace in 2018 and newer hot water tank. The oversized double detached heated garage is great for the mechanics and has an attic to store all the extra parts. The cozy backyard is surrounded by mature trees and shrubs, providing tons of privacy on your back patio. Book a private showing with your favorite Realtor to see this charming home!