



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

183 Dovely Crescent SE
Calgary, Alberta

MLS # A2236785



\$569,900

Division:	Dover		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,054 sq.ft.	Age:	1975 (50 yrs old)
Beds:	5	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	High Efficiency, Forced Air, Hot Water, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Suite	LLD:	-
Exterior:	Concrete, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Recessed Lighting, Separate Entrance, Vinyl Windows		

Inclusions: NONE

Welcome to 183 Dovely Cr SE - fantastic opportunity for home buyers and investors alike. This well maintained bungalow offers 5 bedrooms, 2 full bathrooms featuring a LEGAL basement suite. It is perfect for families wanting a mortgage-helper/multi generational living or investors seeking strong rental potential. The main level showcases an inviting open-concept layout with a spacious open kitchen. Three comfortable bedrooms and a full bathroom complete the main floor. The LEGAL basement suite is thoughtfully finished with two additional bedrooms, a full bathroom, its own kitchen, and separate laundry—offering excellent flexibility for extended family living or rental revenue. Currently generating over \$3,700/month in combined rents (\$2,050 upstairs and \$1,675 downstairs), both on month-to-month terms. Outside, enjoy a neatly landscaped yard with a spacious deck, perfect for relaxing or entertaining. Located on a quiet street in Dover, close to schools, parks, shopping, transit, and with convenient access to downtown Calgary. Whether you’re looking to invest or live with the benefit of a mortgage helper, this property offers exceptional value and opportunity.