



**GRASSROOTS**  
REALTY GROUP

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

**60 Dover Meadow Close SE**  
**Calgary, Alberta**

**MLS # A2239277**



**\$519,900**

<b>Division:</b>	Dover		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	966 sq.ft.	<b>Age:</b>	1971 (54 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Double Garage Detached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, City Lot, Garden, Landscaped, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, No Smoking Home		

**Inclusions:** Shed, storage units in the kitchen and office

Discover this well-maintained single-family home perfectly located near schools, parks, and all the essentials for family living. With a thoughtful layout and inviting atmosphere, this home offers comfort, space, and convenience. Inside, you'll find 2 bedrooms on the main floor and 2 additional bedrooms in the fully finished basement—ideal for growing families, guests, or a home office setup. The living spaces are warm and welcoming, perfect for both everyday living and entertaining. Step outside to your own backyard haven—an ideal space for relaxing, gardening, or hosting summer get-togethers. Whether you're looking for a quiet retreat or a place for kids to play, this outdoor space has it all. A double garage adds extra value, providing ample room for vehicles, storage, or workshop space. This home truly combines functionality with lifestyle in a family-friendly neighborhood. Don't miss your chance to own this wonderful home in a prime location—schedule your showing today!