



GRASSROOTS
REALTY GROUP

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212 Doverview Crescent SE
Calgary, Alberta

MLS # A2247376



\$475,000

Division:	Dover		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,108 sq.ft.	Age:	1972 (53 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: 2nd washer, 2nd fridge both "as is"

Tucked away on a tranquil street, this charming bungalow in Dover offers a peaceful retreat with all the conveniences of city living. From the moment you step inside, the open floor plan greets you with a sense of spaciousness and warmth. The heart of the home is the bright and inviting living area, which flows seamlessly into the kitchen. Natural light pours in through the many windows, illuminating the beautiful oak cabinets that wrap around the room, providing an abundance of storage. Imagine gathering with family and friends around a kitchen table placed perfectly in the center, sharing meals and making memories. This home is perfect for a growing family, featuring three comfortable bedrooms and a full 4-piece bathroom on the main floor. Downstairs, the partially finished basement awaits your creative vision, offering a versatile space that's ready to be transformed. The basement also includes a dedicated laundry area with a stacked unit and an extra washer for ultimate convenience. Step outside to discover a private backyard oasis, a perfect escape for relaxing or entertaining. The single detached garage provides secure parking and additional storage. This home offers peace of mind with key updates already completed: the roof was replaced in 2017, and the water tank is only two years old. It's also equipped with durable copper pipes. Beyond the home, the location is unbeatable. You're just a short distance from schools and shopping, with easy access to Deerfoot Trail and Stoney Trail, making your commute a breeze. Experience the perfect blend of quiet neighborhood living and urban accessibility in this delightful Dover bungalow.