



**GRASSROOTS**  
REALTY GROUP

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**23 Doverville Way SE**  
**Calgary, Alberta**

**MLS # A2248107**



**\$469,000**

<b>Division:</b>	Dover		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	966 sq.ft.	<b>Age:</b>	1979 (46 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn, Rectangular		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding , Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Separate Entrance		

**Inclusions:** N/A

Investor Alert! This is a rare opportunity to own a fully developed half duplex with a legal basement suite, offering excellent cash flow and long-term rental potential. Whether you're an investor looking to expand your portfolio or a buyer wanting to live upstairs and rent out the basement, this property checks all the boxes. The main floor features a bright and functional layout with 2 bedrooms, a 4-piece bathroom, a cozy fireplace in the living room, and patio doors that lead to a large, south-facing front deck – perfect for relaxing or entertaining. The kitchen offers plenty of cabinet space, and natural light fills the space throughout the day. The legal basement suite is an exact replica of the main floor, complete with 2 bedrooms, a full 4-piece bath, and a separate entrance, making it ideal for tenants or multi-generational living. The rear yard is generous in size, featuring a concrete patio, a storage shed (included), and a double detached garage, offering ample parking and storage. Major updates include new shingles in 2020, reducing your future maintenance costs. Legal suite was added in 2024.