



GRASSROOTS
REALTY GROUP

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4107 Doverview Drive SE
Calgary, Alberta

MLS # A2251153



\$535,000

Division:	Dover		
Type:	Residential/House		
Style:	4 Level Split		
Size:	880 sq.ft.	Age:	1972 (53 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Garage Door Opener, Garage Faces Rear, Oversized, Paved, F		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Few Trees, Interior Lot, Landscaped, Lawn, Level, Paved, Street F		

Heating:	Fireplace(s), Floor Furnace, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Aluminum Siding , Brick, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Laminate Counters, No Animal Home, No Smoking Home, Recessed Lighting, Solar Tube(s), Storage		

Inclusions: Fridge on lower level & shelving in the garage. Vacuum System and attachments + Furnace in the garage are Sold As Is.

OPEN HOUSE SUNDAY, SEPTEMBER 21st FROM 2-4 PM. This stylish home is on a quiet street in the southeast community of Dover. Its classic exterior & manicured front yard is eye-catching. The care, attention & thoughtful updates in the home are evident throughout the 1670 sq ft of developed space. The front foyer is bright & welcoming. The hand railings, posts & iron spindles are new. The spacious living room has a bay window, tiled window seat, contemporary gas fireplace & stunning oak hardwood flooring. The modern kitchen has ceiling height cabinets, white appliances, a newer fridge (2023) & windows (2015), a flat painted ceiling, pot lights, ceiling speakers & tile flooring. The dining room has a built-in buffet & sliding glass patio doors (2015) that open to a large composite deck with glass railings. The primary bedroom is spacious with a closet, ceiling fan & a large window. An updated 4-piece bathroom is steps away from the bedroom & includes a solar tube that provides lovely natural light. There is a linen closet on the upper and lower levels. All interior doors & baseboards are new. Lighting has also been updated throughout the home. Security roll shutters on the back of the home provide an extra layer of insulation in summer and winter. The light-filled lower level has recently undergone a major renovation. The stairs, hallway & bathroom have new wide vinyl plank flooring. The large recreation room has two new windows, new blinds, a new built-in desk & storage cabinet & new carpet. The two bedrooms have new blinds & new carpet. The 3-piece bathroom is bright & cheery with a new vanity, sink, faucet & toilet. The shower has new tile & a new door. Renovations in the laundry room include a new laundry sink, storage cabinet, lighting & waterproof laminate flooring. The southwest facing back yard is well-designed, private & peaceful. It has been meticulously

maintained. There is a gas outlet for a BBQ on the deck & a charming gas lantern for evening entertaining. The oversized single garage is insulated & there is a paved parking pad beside the garage. The alley is also paved. Newer hot water tank (2021), roof (2017), furnace (2019). You will enjoy the convenient location with easy access to schools, parks, pathways, shopping, restaurants, transit and major roadways.