



GRASSROOTS
REALTY GROUP

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59 Doverville Way SE
Calgary, Alberta

MLS # A2253590



\$364,900

Division:	Dover		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	628 sq.ft.	Age:	1982 (43 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, Level, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Wood	Utilities:	-
Features:	No Animal Home, Quartz Counters		

Inclusions: n/a

This beautifully renovated semi-detached bi-level in Dover has been professionally updated from top to bottom and is truly move in ready, offering peace of mind and comfort for years to come. A brand new roof with resheeted decking, luxury vinyl plank flooring, plush bedroom carpeting and fresh paint throughout set the stage for a crisp, contemporary feel. Every corner reflects upgrades, from the modern lighting to the new outlets, switches and safety features, while new smoke/CO detectors bring added security. The kitchen has been elevated with quartz countertops, a stainless steel double sink, updated plumbing fixtures, a new microwave and dishwasher, complementing the existing cabinetry and appliances. Bathrooms have been transformed with quartz vanities, new sinks and fixtures, a newly tiled tub and shower surround, and a modernized powder room. Outside, a new two-car parking pad, wood deck, partially new fencing and professional stucco repairs enhance both curb appeal and convenience. The important mechanical updates include a newer hot water tank (2020), a high-efficiency furnace and humidifier installed in 2008 and serviced annually, newer windows and patio door within the last 10 years, and the peace of mind of no Poly-B plumbing and all shut-off valves (including the City main) recently replaced. Best of all, this home rests on a quiet street where wonderful neighbours have stayed for decades, creating a welcoming sense of community and security. With every major update complete and all the work professionally done, this is a home where you can simply move in, relax, and enjoy.