



GRASSROOTS
REALTY GROUP

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

47 Doverglen Crescent SE
Calgary, Alberta

MLS # A2259256



\$470,000

Division:	Dover		
Type:	Residential/House		
Style:	Bungalow		
Size:	967 sq.ft.	Age:	1980 (45 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, See Remarks, Separate Entrance		

Inclusions: none

What A Great investment opportunity for investor and first house buyer! This bungalow located in the well- established community of Dover Glen. The main level is finished with laminate flooring and oversized windows provide a generous amount of natural light. Main floor has 3 bedrooms, including a large master bedroom and a 4 pc bathroom. There is a door beside the kitchen that allows the front door and back door of the house to access the main level and basement independently, creating two distinct spaces. Options are endless in the finished basement with additional 3 pc bathroom and large family room, kitchen area, and so on. Relax in the sunny, west facing, private backyard. Walking distance to public transportation, schools, shopping and more. Don't miss this opportunity and call today, It will be your fantastic and warm home!