



**GRASSROOTS**  
REALTY GROUP

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**192 Dovercliffe Way SE**  
**Calgary, Alberta**

**MLS # A2259814**



**\$549,000**

<b>Division:</b>	Dover		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	972 sq.ft.	<b>Age:</b>	1971 (54 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Interior Lot, Low Maintenance Landscape, Other, Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Other, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Open Floorplan, See Remarks, Separate Entrance, Storage		

**Inclusions:** N/A

WELCOME HOME! Amazing opportunity in Dover! This fully renovated bungalow is the perfect addition to your portfolio. Featuring 4 bedrooms plus a self-contained 1-bedroom illegal suite, you can live upstairs and rent down&mdash;or rent out both levels for maximum income potential. The main floor offers a bright living area with a modern electric fireplace feature wall, a stunning kitchen with full-height cabinetry, stainless steel appliances, and large windows, plus 3 bedrooms and an updated 4-piece bath. Off the kitchen, you&rsquo;ll find direct access to the backyard and garage. The lower level has been fully renovated to maximize rental appeal, with a spacious living/dining area, a sleek kitchen, new laminate flooring throughout, a full bathroom, a generous bedroom, and a separate laundry/storage room. Step outside to enjoy the sunny south-facing backyard, complete with a large patio, oversized double garage, and additional RV parking&mdash;highly desirable features for tenants and a huge value-add for investors. Located just minutes from schools, shopping, transit, and parks, this property truly checks all the boxes for a smart investment. Don&rsquo;t miss your chance to call this place home!