



**GRASSROOTS**  
REALTY GROUP

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**147 Dovercliffe Way SE**  
**Calgary, Alberta**

**MLS # A2263744**



**\$509,000**

<b>Division:</b>	Dover		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,090 sq.ft.	<b>Age:</b>	1971 (54 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Separate/Exterior Entry	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Welcome to 147 Dovercliffe Way SE, a beautifully updated single-family home located in the quiet, family-friendly neighborhood of Dover in Calgary. With 4 bedrooms, 2.5 bathrooms, basement with separate entry, this property is perfect for growing families or savvy investors. The main floor welcomes you with a large window and cozy brick fireplace, adding to the charm of the main living space. Kitchen has been updated with modern tile backsplash, electric stove, kitchen cabinets providing plenty of space for storage. Newer vinyl floor throughout the house. Three generous bedrooms on the main floor with ample natural light. The primary bedroom has a private 2pc ensuite bathroom providing more convenience for your family. Basement is fully developed with another 4th bedroom, kitchen, living room and separate entrance. Step outside onto the private backyard, ideal for summer BBQs, gardening, or simply relaxing. Situated in the desirable community of Dover, this home is just minutes away from local schools, parks, shopping centers, and public transit, ensuring that everything you need is right at your doorstep. With modern finishes, and impeccable upkeep, this home is move-in ready and waiting for its next family to call it their own. Whether you're a first-time homebuyer, growing family, or someone looking for a spacious home with modern conveniences, 147 Dovercliffe Way SE has everything you've been searching for. Don't miss your chance to view this beautiful home—contact us today to schedule a private showing!