



GRASSROOTS
REALTY GROUP

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53,55 Dovercliffe Way SE
Calgary, Alberta

MLS # A2268038



\$949,900

Division:	Dover		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	1,099 sq.ft.	Age:	1977 (48 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Alley Access, Off Street, Outside		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Metal Siding , Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Separate Entrance		

Inclusions: 2nd washer and dryer unit 55, basement electric range x 2, basement refrigerator x2.

An investor or owner-friendly opportunity with cash flow today and options for tomorrow. This well-kept full duplex—under single ownership with two separate titles—offers nearly 2,200 sq. ft. per side (up + down) and four suites of income potential. Each main floor features three bedrooms and 1.5 baths, while the lower levels include two illegal two-bed/one-bath basement suites. Appliances are included (four stoves, four fridges, and two washers/two dryers), and rear off-street parking comfortably fits four or more vehicles. Long-term tenants are in place at a combined ~\$5,000/month and would like to stay, providing immediate stability for a buy-and-hold strategy. Set on a generous parcel measuring approximately 80' frontage × 55' rear × 113' depth (~7,425 sq. ft./~690 m²), the property is well positioned for future plans. Calgary's citywide rezoning to R-CG (Residential—Grade-Oriented) supports low-density multi-unit forms in many established areas—potentially up to 10 units and 3 storeys, with the possibility of secondary suites (buyer to confirm all details, approvals, and requirements with the City). Separate titles add flexibility for refinancing, phased redevelopment, or future disposition of one side while holding the other. Well maintained, well located, and easy to envision long term, this duplex delivers turn-key revenue with clear upside. Measurements are for #53, with #55 identical in size.