



**104 Doverthorn Close SE**  
**Calgary, Alberta**

**MLS # A2289050**



**\$499,900**

<b>Division:</b>	Dover		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,062 sq.ft.	<b>Age:</b>	1974 (52 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Corner Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Natural Woodwork, Open Floorplan, Separate Entrance		

**Inclusions:** Shed

Welcome to 104 Doverthorn Close SE, a meticulously maintained 5-bedroom, 2-bathroom bungalow situated on a massive corner lot in the heart of Dover. This property offers the perfect blend of pride of ownership and incredible value, featuring a self-contained illegal suite in the basement—ideal for extended family or as a high-potential mortgage helper. Rest easy knowing the big-ticket items have been handled. This home has been thoughtfully updated to ensure years of worry-free living: Roof (2016): Replaced with high-quality shingles boasting a 30-year warranty. Furnace (2022): Brand new high-efficiency furnace for those Calgary winters. Hot Water Tank (2017): Well-maintained and reliable. The main floor offers a bright, functional layout, while the lower level features a fully finished illegal suite. Outside, the huge corner lot provides an expansive yard for gardening, play, or entertaining. The property also includes a two-car gravel parking pad, ensuring plenty of off-street space for vehicles. Nestled in a family-oriented pocket of Dover, you are just minutes away from everything you need. Walking distance to West Dover Elementary, Ian Bazalgette School, and Holy Cross Elementary/Junior High. Close to the beautiful Valleyview Regional Park, featuring a spray park, beach volleyball. With quick access to the shops and diverse dining of International Avenue, Marlborough Mall, and major routes like Deerfoot Trail and Peigan Trail for a seamless commute. Whether you are a first-time homebuyer looking to supplement your income or an investor seeking a turnkey property in a solid location, this Dover gem is a must-see! Contact your favorite agent today to book a showing it won't last long!