



**299 Doverview Crescent SE  
Calgary, Alberta**

**MLS # A2290476**



**\$499,900**

<b>Division:</b>	Dover		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,034 sq.ft.	<b>Age:</b>	1972 (54 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Double Garage Detached, Driveway, Oversized		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, Open Floorplan		

**Inclusions:** Shed

Impeccably clean and well-maintained, this home has been lovingly cared for and is now ready for its next chapter! What people love about bi-level homes is the big windows and this home is no exception - with SW-facing windows along the front of the home, both the upper and lower levels have plenty of natural light. Oversized double garage plus adjacent RV parking is amazing for anyone with a trailer, a home-based business or just a couple of extra vehicles! With a full kitchen renovation in 2013 and new fridge & stove in 2024, this is the heart of the home, where family gathers. Designed for maximum counter space and storage, the modern kitchen includes windows on two sides for sunny morning coffee and afternoon happy hour! The living room is generously sized for lounging at the end of the day. Newer flooring and windows (2015) on the main level, which includes three bedrooms and a full bathroom. On the lower level, enjoy a renovated 3-piece bathroom, oversized 4th bedroom, huge rec room and tons of storage in the large mechanical/laundry room with new washer/dryer 2024! New furnace & hot water tank in 2019, electrical panel 2013 and shingles 2015. So much of the big money has already been spent on this home so you can just move in and enjoy! K-6 and 7-9 public schools are in walking distance, as is Valleyview Park and the ridge overlooking the downtown Calgary skyline. Enjoy endless restaurants, groceries and shopping on nearby International Avenue in this centrally located neighbourhood!