



**64 Doverview Place SE
Calgary, Alberta**

MLS # A2291081



\$448,719

Division:	Dover		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,301 sq.ft.	Age:	1972 (54 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Cul-De-Sac, Dog Run Fenced In, Landscaped, Street Lighting, Tr		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Natural Woodwork, No Animal Home, Open Floorplan		

Inclusions: N/A

BACK ON THE MARKET!! This character-filled handyman special offers a rare opportunity to create your dream home in a well-established neighbourhood, set on a fully landscaped, fully fenced lot in a quiet cul-de-sac with the added bonus of a rare paved back lane for easy access and extra parking options. Featuring a very cool architectural one-and-a-half-storey vaulted ceiling design, this all-original home is brimming with potential and just waiting for a buyer's personal touch, with big-ticket mechanical updates already in place including a newer roof within the last five years, a high-efficiency furnace installed approximately two years ago, and a hot water tank replaced about six years ago for extra peace of mind. Outside, you'll find a single detached garage and a private backyard oasis with full fencing, a huge deck for entertaining, and a garden area out back for those who love to grow their own, making the outdoor space as appealing as the interior possibilities. The basement includes a convenient door at the bottom of the stairs that could allow for a more separated living area, opening the door to future development ideas—whether you envision a teen retreat, in-law space, or hobby zone, the rest is truly up to your imagination. Listed well below city of Calgary assessed value!