



**2667 Dovely Court SE
Calgary, Alberta**

MLS # A2291207



\$317,900

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|------------------|------------------------------|---------------|-------------------|
| Division: | Dover | | |
| Type: | Residential/Five Plus | | |
| Style: | Bungalow | | |
| Size: | 812 sq.ft. | Age: | 1990 (36 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Carport, Covered | | |
| Lot Size: | 0.04 Acre | | |
| Lot Feat: | Backs on to Park/Green Space | | |

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|--------------------|---|-------------------|----------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Laminate, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 363 |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | M-CG d28 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), Double Vanity, Open Floorplan | | |

Inclusions: Refrigerator, Stove (electric), Microwave/Hoodfan, Dishwasher, Washer, Dryer, All Window Coverings

Nestled in one of the most sought-after locations in Dovely Court, this exceptional bungalow unit backs directly onto the greenbelt and enjoys beautiful south exposure with a private patio. Surrounded by mature trees, the setting offers a peaceful and private place to relax and enjoy the outdoors. This beautifully maintained unit features a bright, airy layout enhanced by large windows. With 811 sqft of comfortable main-floor living, you’ll appreciate the spacious living and dining area, functional kitchen with updated cabinetry & backsplash, and a front bedroom that works perfectly as a guest room or home office. The generously sized primary bedroom has been upgraded with additional sound insulation in the walls, creating a quiet and restful retreat. The main floor bathroom includes dual sinks, an updated tub/shower, and convenient laundry. Downstairs, the finished basement provides a cozy family room, a full bathroom, and a versatile utility space ideal for hobbies, a workshop, or extra storage. Step outside to the south-facing patio, an inviting space to relax while enjoying the tranquil greenbelt backdrop. Attic insulation topped up, high-efficiency furnace (2019), south windows replaced with triple pane vinyl. This well-managed 55+ complex is exceptionally maintained, RV storage available, condo fees include water and units rarely come to market. Enjoy the convenience of a central location while tucked away in a quiet, hidden gem of a community. Come experience it in person to fully appreciate everything this lovely bungalow has to offer.