



GRASSROOTS
REALTY GROUP

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2640 Dovely Court SE
Calgary, Alberta

MLS # A2296864



\$319,900

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Dover | | |
| Type: | Residential/Five Plus | | |
| Style: | Bungalow | | |
| Size: | 813 sq.ft. | Age: | 1990 (36 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Additional Parking, Attached Carport, Guest | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Few Trees, Landscaped, Paved | | |

| | | | |
|--------------------|--|-------------------|----------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 363 |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | M-CG d28 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage | | |

Inclusions: N/A

****OPEN HOUSE Sat & Sun - March 28 & 29 from 2pm-4pm**** Welcome to Dovely Court — a well-managed and vibrant 55+ community known for its friendly atmosphere, where neighbours connect over coffee, check in on one another, and truly look out for each other. This bright end-unit bungalow offers added privacy and natural light, along with thoughtful updates and features that make it completely move-in ready and designed for comfortable, long-term living. With over \$23,000 in upgrades, you'll appreciate the freshly painted kitchen cabinets, all walls professionally repainted, brand new carpets, custom built-in pantry, brand new blinds throughout, updated locks with added security features, a new upstairs toilet, and heated flooring in the basement bathroom. The furnace has been fully overhauled and vents professionally cleaned, giving you added peace of mind. The home has also been carefully set up for aging in place, featuring low light switches, an alert light system for added safety, wide hallways and doorways for accessibility, 12 ft safety railings, and bathroom grab bars. Everything you need is conveniently located on the main floor, making day-to-day living easy and accessible without the need for stairs. The basement includes a full bathroom with heated floors and offers flexible space for storage, hobbies, or the option to further develop for guest accommodations. Enjoy a quiet setting with a green buffer behind, covered parking right out front, and a welcoming community with great neighbours. This well-managed complex is exceptionally maintained, with RV storage available, condo fees that include water, and units that rarely come to market. Enjoy the convenience of a central location while tucked away in a quiet, hidden gem of a community. Ideally located close to walking paths, shopping, and with easy access to major

routes, this is a fantastic opportunity for those looking to right-size without compromise. Come experience it in person to fully appreciate everything this lovely bungalow has to offer.