



**20 Dovely Way SE
Calgary, Alberta**

MLS # A2304116



\$518,900

Division:	Dover		
Type:	Residential/House		
Style:	Bungalow		
Size:	977 sq.ft.	Age:	1976 (50 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Double Garage Detached, Garage Faces Rear, Heated Garage		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Open Floorplan, See Remarks		

Inclusions: White Pantry Cabinet, Deep Freezer

****OPEN HOUSE Sunday April 26th 2:30–4:30pm**** Welcome to this beautifully maintained, move-in ready bungalow situated on a quiet no-through cul-de-sac on the west side of SE Calgary’s established community of Dover. Perfect for young professionals or growing families who want affordable detached living with easy access to downtown and major routes. Bright, sun-filled living spaces and numerous major upgrades make this a smart, turnkey opportunity. The main level features a spacious living room with luxury vinyl plank flooring and a functional kitchen with added storage and pantry space with direct access to your private backyard and deck, ideal for entertaining. The south-facing primary bedroom offers great natural light and a double closet, complemented by two additional bedrooms and a fully renovated (2023) modern 4-piece bathroom. The finished basement adds versatility with a spacious recreation area, flex room perfect for a home office or gym, 3-piece bathroom, and a laundry/mechanical room with ample storage. Standout features include a reverse osmosis water system, air conditioning, and upgraded VacuFlo. Outside, enjoy the beautifully landscaped, treed lot from the new (2020) sunny south-facing cedar deck. The property includes an oversized heated double garage with generous attic storage and a custom workbench, providing outstanding functionality for hobbyists, tradespeople, or anyone in need of extra workspace. There is additional RV parking adjacent to the garage. This home is conveniently within walking distance to the local Catholic elementary school, Valley View Park with its splash pad and many recreation options, multiple community playgrounds, and the extensive City of Calgary urban pathway network. This home offers a unique opportunity to get in early and benefit from an area with ongoing growth and

increasing property values. A smart choice for buyers looking to build equity in an up-and-coming community. Stop Renting. Start Owning!