



GRASSROOTS
REALTY GROUP

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9 Dover Mews SE Calgary, Alberta

MLS # A2190302



\$455,000

Division:	Dover		
Type:	Residential/Four Plex		
Style:	4 Level Split		
Size:	1,394 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Back Yard, Landscaped, No Neighbours Behind, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 385
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, High Ceilings, No Animal Home, No Smoking Home		

Inclusions: none

This charming 4-level split townhome has everything you need! With 3 bedrooms, a finished walkout basement (including an additional bedroom and 3-piece bath), and a single attached garage, it's both spacious and cozy. New flooring throughout adds a fresh touch, and the location is perfect—close to shopping, public transit, schools, and with easy access to Deerfoot Trail and major roads. The large living room features 12-foot ceilings, a cozy corner fireplace, and a patio door that leads to a lovely deck. The kitchen offers maple cabinets, granite countertops, and a great-sized dining area, plus a 2-piece bath for convenience. Upstairs, the master bedroom includes a 4-piece ensuite and walk-in closet, along with 2 additional bedrooms and another 4-piece bath. Extras include central vacuum and rough-in for a security system. This home is part of a bare land condo, meaning less maintenance for you! Step outside to enjoy your private deck surrounded by mature trees, perfect for relaxing or taking in stunning views of the Rockies and beautiful sunsets. You're also just a short walk away from the local ridge, offering breathtaking scenery. Dover is a lively community with lots of amenities—beach volleyball courts, a water park, playgrounds, picnic areas, off-leash dog parks, sports fields, an outdoor rink, and schools. It's also only a short drive to downtown Calgary, making it ideal for those who want both peace and easy access to city life. With the development of million-dollar homes nearby, Dover is growing fast, making it an exciting neighborhood to be part of. Don't miss the chance to make this beautiful townhome yours! Book your showing today with your favorite realtor!