



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**172 Doverglen Crescent SE**  
**Calgary, Alberta**

**MLS # A2198987**



**\$449,900**

<b>Division:</b>	Dover		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,036 sq.ft.	<b>Age:</b>	1980 (45 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Ceramic Tile, Hardwood, Linoleum	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Garbage
<b>Features:</b>	No Animal Home, No Smoking Home, Storage, Vinyl Windows		

**Inclusions:** None

Welcome to this charming and beautifully staged bungalow in Dover, offering 4 SPACIOUS BEDROOMS and 2.5 BATHROOMS—all this with NO CONDO FEES and CENTRAL AIR CONDITIONING! The OPEN-CONCEPT main floor is perfect for hosting family gatherings. It features a bright living room, a generous kitchen nook that easily fits a large dining set, and a NEWER KITCHEN that blends style and function. You'll also find two sizable bedrooms, an UPDATED MAIN BATHROOM, and a FANTASTIC PRIMARY SUITE with its own 2-PIECE ENSUITE. Downstairs, the partly finished lower level includes a HUGE FOURTH BEDROOM, an UPDATED 3-PIECE WASHROOM, a laundry area, and ample storage. Enjoy OFF-STREET PARKING for two vehicles at the front, a MASSIVE BACKYARD and a park just across the street. Located only 10 minutes to downtown, 5 minutes from the scenic river pathways, and close to schools and all major amenities. Don't miss this incredible opportunity—book your private showing today!