



GRASSROOTS
REALTY GROUP

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8 Dovercliffe Way SE
Calgary, Alberta

MLS # A2200621



\$430,000

Division:	Dover		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,062 sq.ft.	Age:	1972 (53 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Primary Downstairs, Recessed Lighting, Tankless Hot Water, Vinyl Windows		

Inclusions: n/a

Welcome to 8 Dovercliffe Way SE, a thoughtfully renovated 4-bedroom, 2-bathroom home in the heart of Dover, offering incredible value with NO CONDO FEES! This home features an inviting open-concept floor plan, perfect for modern living, and is ideal for first-time buyers, growing families, or savvy investors. Walking through the front door you're instantly greeted with a bright & functional main floor offering a spacious living and dining area—perfect for entertaining. Upstairs on the upper level you'll be pleased with 3 good-sized bedrooms and a shared bathroom, ideal for families. Downstairs on the lower level you'll find your own private oasis complete with living space, laundry and a spacious 4th bedroom featuring a private ensuite, perfect for guests or rental potential. This home includes:

- Upgraded electrical systems for modern efficiency
- An on-demand hot water heater for endless hot water and energy savings
- Well-maintained and recently serviced furnace for year-round comfort
- Fully fenced backyard for privacy and security.
- Detached garage, insulated and drywalled, ideal for parking or extra storage

Ideal from a growing family looking to live in proximity to schools & Close to Nature. West Dover Elementary — 0.3 km (1-minute drive) Ian Bazalgette Junior High — 1.2 km (2-minute drive) Forest Lawn High School — 3 km (6-minute drive) Three beautiful parks within walking distance, perfect for outdoor walks and recreation Unbeatable Location 10 minutes (6.5 km) to downtown Calgary 3-minute drive for quick access to Deerfoot Trail—connecting you to the entire city 18 minutes (18 km) to Calgary International Airport Bus stop (Route 155) just outside the complex and Franklin LRT Station only 6 minutes away (4.5 km) A smart investment move as the his neighbourhood is in close proximity to some of Calgary's

newest rapid growth areas - featuring million-dollar developments, multifamily properties and continuous expansion. Excellent future value, get in early. Don't miss out—schedule your viewing today!