



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**26 DOVERCLIFFE Close, Calgary T2B 1W3**

MLS® #: **A2115155**

Area: **Dover**

Listing Date: **03/15/24**

List Price: **\$559,999**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1970**

Lot Information

Lot Sz Ar: **3,993 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,157**  
Low Sqft:  
Ttl Sqft: **1,157**

DOM

**65**  
Layout  
Beds: **5 (3 2 )**  
Baths: **2.0 (2 0)**  
Style: **Bungalow**

Parking

Ttl Park: **1**  
Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Back Yard**  
Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt**  
Heating: **Central**  
Sewer:  
Ext Feat: **Lighting,Playground**

Construction: **Aluminum Siding**  
Flooring: **Carpet,Laminate**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Cooktop,Range Hood,Refrigerator,See Remarks**  
Int Feat: **Bar,Chandelier,Granite Counters**  
Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Main	10`0" x 14`5"
3pc Bathroom	Main	4`11" x 9`0"
Kitchen	Main	10`7" x 11`0"
Family Room	Main	12`2" x 14`5"
Living Room	Basement	11`4" x 20`1"
Bedroom	Basement	9`2" x 11`3"
Bedroom	Basement	13`9" x 9`2"

Room	Level	Dimensions
Bedroom	Main	11`1" x 9`6"
Bedroom	Main	11`0" x 9`0"
Living Room	Main	12`5" x 12`2"
Entrance	Main	4`7" x 4`0"
Wine Cellar	Basement	5`1" x 6`8"
3pc Bathroom	Basement	5`10" x 7`6"
Laundry	Basement	11`10" x 7`5"

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-C1**

**7382JK**

Remarks

Pub Rmks:

**FULLY RENOVATED HOUSE IN THE HEART OF DOVER. 3 BEDROOM ON THE MAIN FLOOR. BEAUTIFUL KITCHEN AND BATHROOM. FULLY UPGRADED. LVP IN THE MAIN FLOOR AND GORGEOUS FIREPLACE FULLY FINISHED BASEMENT WITH 2 BEDROOM WITH WET BAR. BRAND NEW ROOF AND ALSO NEW WINDOWS. GARAGE IS ALSO HEATED. CALL YOUR FAVOURITE REALTOR.**

Inclusions:

**N/A**

Property Listed By:

**First Place Realty**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**

















