

## 240 DOVERGLEN Place, Calgary T2b 2P7

MLS®#:	A2161054	Area:	Dover	Listing Date:	08/27/24		ce: <b>\$524,900</b>			
Status:	Active	County:	Calgary	Change:	-\$5k, 11-Sep	<b>p</b> Associ	ation: Fort McMurray			
				General Inf Prop Type: Sub Type: City/Town: Year Built: Lot Informa Lot Sz Ar: Lot Shape: Access: Lot Feat:	R D C 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	lesidential Detached Calgary 981 908 sqft 908 sqft Back Yard,Cul-De	<u>Finished Floor Area</u> Abv Sqft: Low Sqft: Ttl Sqft: <b>Ttl Sqft</b> :	1,013 1,013	DOM 98 Layout Beds: Baths: Style: Parking Ttl Park: Garage Sz:	4 (3 1 ) 2.0 (2 0) Bungalow 4
		240		Park Feat:	O	Off Street,RV Acc	ess/Parking			

Utilities and Features

Roof:	Asphalt Shingle	Construction:	
Heating:	Forced Air,Natural Gas	Metal Siding	
Sewer:		Flooring:	
Ext Feat:	None	Carpet, Linoleum	
		Water Source:	
		Fnd/Bsmt:	
		Poured Concrete	
Kitchen Appl:	Dishwasher, Electric Stove, Refrigerator	Washer/Dryer,Window Coverings	
Int Feat:	See Remarks		
Utilities:			
Utilities:			

			Room Information				
Room	Level	Dimensions	Room	Level	<u>Dimensions</u>		
Dining Room	Main	10`1" x 8`9"	Kitchen	Main	10`5" x 7`9"		
Living Room	Main	115`0" x 15`6"	Bedroom - Primary	Main	11`6" x 12`7"		
Bedroom	Main	8`2" x 9`10"	Bedroom	Main	8`0" x 11`5"		
Bedroom	Lower	10`3" x 10`6"	Family Room	Lower	10`9" x 25`1"		
Laundry	Lower	7`2" x 9`4"	Furnace/Utility Room	Lower	9`6" x 11`0"		
4pc Bathroom	Main	4`11" x 8`10"	3pc Bathroom	Lower	4`11" x 8`2"		
Cold Room/Cellar	Lower	5`4" x 4`2"					
			Legal/Tax/Financial				
Title:		Zoning:					
Fee Simple		R-C1					
Legal Desc:	7910879						
-	Remarks						
Pub Rmks:	CUL DE SAC LOCATION. FULLY DEVELOPED SUPER CLEAN BUNGALOW. FEATURES INCLUDE, 4 BEDROOMS, 2 FULL BATHS ONE HAS JETTED TUB. FULLY DEVELOPED LOWER LEVEL. FURNACE AND HOT WATER REPLACED IN 2014, MAIN FLOOR WINDOWS HAVE BEEN REPLACED, NEW SHINGLES IN SPRING OF 2024. SEPERATE ENTRANCE TO LOWER LEVEL LARGE PIE SHAPED LOT. RV PARKING ALONGSIDE OF HOME. CLOSE TO TRANSPORATION, SCHOOLS, BUS, WALKING TRAILS AND MUCH MORE. POSSESSION IS FLEXIBLE. CALL YOUR REALTOR TO SHOW.						
Inclusions:							
Property Listed By:							
Toperty Listed by:		c company					

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







