



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**51 DOVERVILLE Way, Calgary T2B2N6**

MLS® #: **A2161308**

Area: **Dover**

Listing Date: **09/03/24**

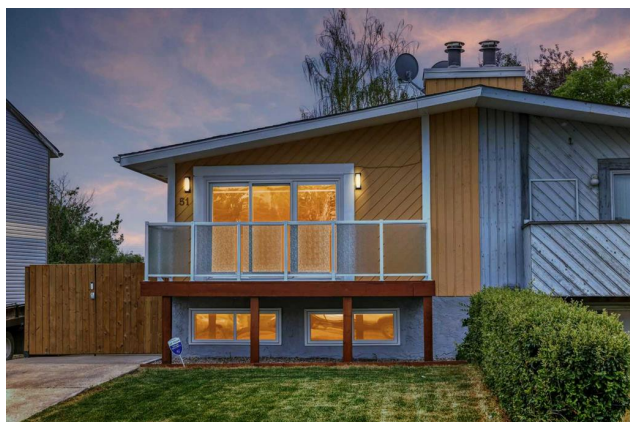
List Price: **\$479,999**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Semi Detached (Half Duplex)**

City/Town: **Calgary**  
Year Built: **1979**

Lot Information  
Lot Sz Ar: **3,735 sqft**  
Lot Shape:

Access:  
Lot Feat: **Cul-De-Sac**  
Park Feat: **Parking Pad**

Finished Floor Area  
Abv Sqft: **921**  
Low Sqft:  
Ttl Sqft: **921**

DOM

**78**  
Layout  
Beds: **4 (2 2 )**  
Baths: **2.0 (2 0)**  
Style: **Bi-Level,Side by Side**

Parking  
Ttl Park: **2**  
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Heat Pump**  
Sewer:  
Ext Feat: **Balcony,Private Yard**

Construction: **Wood Frame**  
Flooring: **Carpet,Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked**  
Int Feat: **No Animal Home,No Smoking Home**  
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	6`11" x 8`3"
Living Room	Main	12`3" x 19`2"
Den	Main	10`0" x 6`6"
4pc Bathroom	Main	7`4" x 6`6"
Kitchen	Basement	5`8" x 9`3"
Bedroom	Basement	8`6" x 12`8"
Game Room	Basement	8`6" x 23`8"

Room	Level	Dimensions
Kitchen	Main	10`4" x 8`11"
Dining Room	Main	6`10" x 5`6"
Bedroom - Primary	Main	11`5" x 13`3"
Bedroom	Main	7`6" x 14`5"
Bedroom	Basement	9`5" x 12`7"
4pc Bathroom	Basement	5`9" x 7`1"
Flex Space	Basement	10`6" x 9`11"

Title: **Fee Simple**  
Legal Desc: **7811055**

Zoning: **R-C2**

Remarks

Pub Rmks: **Welcome to this renovated bi-level half duplex, featuring 4 bedrooms, 2 bathrooms, and a den, nestled on a quiet street. This home boasts large new windows throughout, allowing plenty of sunlight to fill every room. The spacious main level offers a kitchen equipped with stainless steel appliances, a dining area perfect for hosting family and friends, a full bathroom, and two generously sized bedrooms with ample closet space. The living room, complete with an electric fireplace, creates a cozy ambiance, while the den serves perfectly as an office. A stacked laundry area adds convenience. Additionally, the main level features a large deck, ideal for outdoor entertaining and relaxation. The lower level is equally impressive, featuring a secondary kitchen with a fridge, electric stove, and microwave, a large family room, two additional bedrooms each with a good-sized closet, a full bathroom, and a laundry room. Notable upgrades include a new furnace and central AC, ensuring comfort year-round. The home also features an extended fence and new fencing, along with new gutter filters installed last year. The expansive backyard, backing onto greenspace, is perfect for outdoor activities and relaxation. Located close to schools, parks, public transit, and all the amenities one could ask for, this property is an ideal blend of practicality and charm. Don't miss out on this amazing opportunity!**

Inclusions: **N/A**  
Property Listed By: **Real Broker**

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









