



THE
A-TEAM

**RE/MAX
FIRST**

17 DOVERVILLE WAY , Calgary T2B 2N6

MLS®#: **A2162648**

Area: **Dover**

Listing Date: **09/04/24**

List Price: **\$470,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

921

Year Built:

1979

Low Sqft:

Ttl Sqft:

921

Lot Information

Lot Sz Ar:

3,530 sqft

Lot Shape:

DOM

14

Layout

Beds:

3 (2 1)

Baths:

2.0 (2 0)

Style:

Bi-Level,Side by Side

Parking

Ttl Park:

7

Garage Sz:

1

Access:

Lot Feat:

Back Yard,Cul-De-Sac

Park Feat:

Off Street,Parking Pad,Single Garage Detached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Fireplace(s),Natural Gas**

Sewer:

Ext Feat: **Balcony,Storage**

Construction:

Stucco

Flooring:

Laminate,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator,Washer/Dryer**

Int Feat: **No Animal Home**

Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	7`6" x 7`4"
Kitchen	Main	9`1" x 13`7"
Dining Room	Main	9`5" x 11`2"
4pc Bathroom	Basement	5`3" x 9`11"
Living Room	Basement	19`3" x 15`6"
Bedroom - Primary	Basement	13`7" x 10`4"

Room	Level	Dimensions
Bedroom	Main	12`4" x 10`7"
Bedroom	Main	7`5" x 14`1"
Living Room	Main	10`11" x 23`0"
Laundry	Basement	7`2" x 11`11"
Kitchen	Basement	7`7" x 7`11"
Storage	Basement	5`3" x 10`5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

7811055

Zoning:
R-C2

Remarks

Pub Rmks: ****Ideal for First-Time Home Buyers and Investors Alike!** This spacious half-duplex offers an excellent opportunity for both families and renters. It is nestled in a cul-de-sac and steps away from a park, perfect for kids to have fun close to home. The bi-level home boasts ample parking options, including street and alley parking, an oversized single-car garage, and a parking pad. The upper level features two bedrooms and a beautifully remodelled full bathroom. Additionally, this level is equipped with new appliances, including a washer, dryer, stove, and fridge. A wood fireplace and a large living room, perfect for family gatherings, enhanced living space. You'll also appreciate the living room's feature wall and the beautiful light fixture in the dining area, which opens onto a deck—ideal for relaxing and soaking up the sun. Descending to the lower level, you'll find a comfortable bedroom and a full bathroom, making it perfect for renting out as a mortgage helper. The lower living space also includes its own washer and dryer in the mechanical room. The yard is landscaped, providing an inviting space for outdoor activities and additional parking. This property combines practicality and charm, making it a perfect choice for various lifestyles and needs.**

Inclusions:
Property Listed By: **none**
RE/MAX Key

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







