



THE
A-TEAM

**RE/MAX
FIRST**

31 DOVERDALE Mews, Calgary t2b 1v8

MLS® #: **A2163389**

Area: **Dover**

Listing Date: **10/02/24**

List Price: **\$380,000**

Status: **Pending**

County: **Calgary**

Change: **-\$15k, 29-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **1970**
Lot Information
Lot Sz Ar: **1,528 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **780**
Low Sqft:
Ttl Sqft: **780**

DOM

62
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat: **Fruit Trees/Shrub(s),Flag Lot**
Park Feat: **Carport**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Garden**

Construction: **Concrete**
Flooring: **Laminate,Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Electric Stove,Refrigerator**
Int Feat: **Laminate Counters**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen With Eating Area	Main	8`2" x 15`1"	Living Room	Main	10`10" x 13`5"
Bedroom	Second	9`10" x 10`10"	Bedroom - Primary	Second	8`6" x 14`1"
4pc Bathroom	Second	0`0" x 0`0"	Den	Lower	8`10" x 8`6"
3pc Bathroom	Lower	0`0" x 0`0"	Office	Lower	6`7" x 6`7"

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **7535JK**

Zoning: **M-C1**

Remarks

Pub Rmks: **well kept and recent updated 2 bed rooms 2 story with developed basement four plex , main level updated with living room ; kitchen & dining room very open plan, basement updated with den and office and shower, 3 car long side house front gravel parking pad ; no condo fee ; close walk to schools, and bus stations and local shopping centers**

Inclusions: **N/A**
 Property Listed By: **Grand Realty**

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





