



176 DOVELY Crescent, Calgary T2B 2L1

MLS®#: **A2163690** Area: **Dover** Listing Date: **09/06/24** List Price: **\$579,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1976**
Lot Information
 Lot Sz Ar: **4,413 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,033**
 Low Sqft:
 Ttl Sqft: **1,033**

DOM

13
Layout
 Beds: **4 (3 1)**
 Baths: **2.0 (2 0)**
 Style: **Bungalow**

Parking

Ttl Park: **2**
 Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Landscaped,Level,Pie Shaped Lot**
 Park Feat: **Off Street,Parking Pad,RV Access/Parking**

Utilities and Features

Roof: **Asphalt**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Playground,Private Yard**

Construction: **Metal Frame,Wood Frame,Wood Siding**
 Flooring: **Carpet,Tile,Vinyl**
 Water Source:
 Fnd/Bsmt: **Wood**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer**
 Int Feat: **Separate Entrance,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	10`9" x 5`0"	Bedroom	Main	12`5" x 9`7"
Bedroom	Main	9`2" x 9`7"	Dining Room	Main	8`8" x 8`1"
Kitchen	Main	12`5" x 7`5"	Living Room	Main	10`10" x 18`8"
Bedroom - Primary	Main	10`9" x 14`7"	4pc Bathroom	Basement	4`11" x 7`11"
Bedroom	Basement	11`2" x 17`10"	Kitchen	Basement	7`2" x 15`1"
Living Room	Basement	14`8" x 18`6"	Furnace/Utility Room	Basement	11`2" x 16`6"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

7510649

Zoning:
R-C1

Remarks

Pub Rmks:

Imagine waking up to the sun streaming through your freshly painted windows, sipping your morning coffee in your beautifully upgraded kitchen, where every detail has been thoughtfully crafted for comfort and style. Nestled in the heart of Dover Glen, this fully renovated 3-bedroom bungalow offers a perfect blend of modern design and cozy charm. As you walk through the living space, notice the fresh, modern flooring beneath your feet, guiding you into a sleek kitchen with stainless steel appliances, chic countertops, and custom cabinetry. Every room in the house feels light, airy, and welcoming. The spacious main floor is just the beginning. Head downstairs to the fully finished illegal 1 bedroom basement, where a stylish suite with its own separate entrance offers endless opportunities. Whether you're looking for an additional income stream through rental, a guest suite for visitors, or a space for older children, this basement adds tremendous value and flexibility. Located in the vibrant community of Dover Glen, you're just minutes away from schools, parks, shopping, and easy access to major roads for effortless commuting. This home isn't just move-in ready—it's a place where you can build the future you've been dreaming of.

Inclusions:
Property Listed By:

NO
Royal LePage METRO

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











