



THE
A-TEAM

**RE/MAX
FIRST**

4152 DOVERBROOK Road, Calgary T2B 1X5

MLS®#: **A2165400**

Area: **Dover**

Listing Date: **09/13/24**

List Price: **\$479,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1972**

Finished Floor Area

Abv Sqft: **894**
Low Sqft:
Ttl Sqft: **894**

Lot Information

Lot Sz Ar: **4,144 sqft**
Lot Shape:

DOM

6
Layout
Beds: **4 (2 2)**
Baths: **2.0 (2 0)**
Style: **3 Level Split**

Access:

Lot Feat: **Back Yard**
Park Feat: **Oversized,Single Garage Detached**

Parking

Ttl Park: **1**
Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **None**

Construction: **Brick,Metal Siding ,Wood Frame**
Flooring: **Laminate,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Range,Range Hood,Refrigerator,Washer**
Int Feat: **No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Upper	11`9" x 11`4"
Bedroom	Basement	10`9" x 9`0"
Living Room	Main	16`11" x 12`1"
Dining Room	Main	9`5" x 7`10"
Laundry	Basement	9`2" x 7`8"
4pc Bathroom	Upper	7`10" x 4`11"

Room	Level	Dimensions
Bedroom	Upper	11`3" x 9`5"
Bedroom	Basement	11`4" x 10`4"
Kitchen	Main	8`0" x 8`0"
Family Room	Basement	14`9" x 10`11"
3pc Bathroom	Basement	7`5" x 4`9"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1

741LK

Remarks

Pub Rmks: **This well-maintained home in the Dover Glen community is freshly painted and ready for you to move in! Its convenient location offers easy access to Deerfoot Trail and is close to downtown. On the main level, you'll find a spacious living room featuring a bay window and a cozy fireplace. The kitchen is well-appointed, and there's a separate dining area for meals and gatherings. The second floor hosts two bedrooms and a full bathroom. The basement is equally inviting with two additional bedrooms and a sizable family room. There's also a corner in the family room with cabinets that could easily be used as a small kitchen. The basement also includes laundry facilities. Outside, the backyard is clean and includes a garage. This property offers both comfort and convenience in a desirable location.**

Inclusions: **None**
Property Listed By: **CIR Realty**

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







