



THE
A-TEAM

**RE/MAX
FIRST**

2747 DOVELY Park, Calgary T2B 3G8

MLS®#: **A2171521** Area: **Dover** Listing Date: **10/26/24** List Price: **\$300,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **1991**
Lot Information
 Lot Sz Ar: **1,999 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **811**
 Low Sqft:
 Ttl Sqft: **811**

DOM

56
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Bungalow**

Parking

Ttl Park: **1**
 Garage Sz:

Access:

Lot Feat: **Backs on to Park/Green Space,Close to Clubhouse,Lawn,Landscaped**
 Park Feat: **Carport,Covered**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Yard**

Construction: **Brick,Vinyl Siding,Wood Frame**
 Flooring: **Laminate**
 Water Source:
 Fnd/Bsmt: **Wood**

Kitchen Appl: **Dryer,Electric Range,Range Hood,Refrigerator,Washer**
 Int Feat: **No Animal Home,No Smoking Home,Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	27`4" x 16`2"
Living Room	Main	42`8" x 22`2"
Kitchen	Main	38`0" x 27`11"
Laundry	Main	18`1" x 9`0"

Room	Level	Dimensions
Bedroom - Primary	Main	44`7" x 29`3"
Dining Room	Main	41`10" x 28`2"
Bedroom	Main	32`7" x 27`11"
Pantry	Main	10`8" x 9`10"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$309

Fee Simple
Fee Freq:
Monthly

M-CG

Legal Desc: **9211404**

Remarks

Pub Rmks: **Well kept unit in much sought after 55+ community of White Cliff Estates. Nice open concept two bedroom unit, c/w in unit laundry and storage. Enjoy your coffee on your south facing patio and watch the wildlife in the park. Carport offers covered parking for your vehicle. Lots happening at the clubhouse - morning coffee, cards, games, potluck supper once a month. Join your neighbours for a game of shuffleboard, pool or pingpong - or take advantage of the exercise equipment. White Cliff Estates has a great group of people. Close to all amenities. OPEN HOUSE SUNDAY, DECEMBER 15, 2024, 1:00 - 4:00 PM**

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

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











