



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2828 DOVELY Park, Calgary T2P 3G9**

MLS®#: **A2172364**      Area: **Dover**      Listing **10/11/24**      List Price: **\$350,000**  
 Status: **Active**      County: **Calgary**      Date:      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**      Finished Floor Area  
 Year Built: **1991**      Abv Sqft: **838**  
 Lot Information      Low Sqft:  
 Lot Sz Ar: **3,692 sqft**      Ttl Sqft: **838**  
 Lot Shape:

DOM

**40**  
Layout  
 Beds: **2 (2 )**  
 Baths: **1.0 (1 0)**  
 Style: **Bungalow**

Parking

Ttl Park: **1**  
 Garage Sz:

Access:  
 Lot Feat: **Back Yard,Close to Clubhouse**  
 Park Feat: **Carport**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Brick,Stucco**  
 Heating: **Forced Air**      Flooring: **Hardwood**  
 Sewer:      Water Source:  
 Ext Feat: **None**      Fnd/Bsmt: **Wood**  
 Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Washer/Dryer,Window Coverings**  
 Int Feat: **Ceiling Fan(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>15`0" x 17`4"</b>	<b>Dining Room</b>	<b>Main</b>	<b>7`8" x 6`11"</b>
<b>Kitchen</b>	<b>Main</b>	<b>11`7" x 8`9"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>13`8" x 11`2"</b>
<b>Bedroom</b>	<b>Main</b>	<b>8`6" x 9`9"</b>	<b>4pc Bathroom</b>	<b>Main</b>	

Legal/Tax/Financial

Condo Fee: **\$430**      Title: **Fee Simple**      Zoning: **M-CG**

Fee Freq:  
**Monthly**

Legal Desc: **9211404**

Remarks

Pub Rmks: **Welcome to White Cliff Estates located in a very quiet location of Dover, close to many amenities including the Inglewood Golf and Curling Club, Deerfoot Trail, Blackfoot Trail, and moments to downtown and the farmers markets. This is where downsizing or rightsizing meets comfort and community! This 838 square foot DETACHED bungalow style villa condo is the ideal sanctuary for singles or couples looking to embrace a vibrant, low-maintenance lifestyle in an active 55+ community. Step inside this bright and airy home, flooded with natural light from the abundance of windows. The spacious open floor plan creates a welcoming atmosphere perfect for both everyday living and entertaining. With hardwood floors throughout, a massive living room and adjoining dining area open to the desirable, large and well appointed kitchen that features oak wood cabinets, endless counters, plenty of storage, all making it a joy to cook and gather. The single level design offers the convenience of no stairs, making it easily accessible for all. Both bedrooms are generously sized with ample closet space, ensuring you have room for all your essentials. With the convenience of main floor laundry, this home truly offers the ease of living you've been seeking. Outside, enjoy your private fenced yard, perfect for your furry friends (with board approval) and soak up the sun or unwind in your own tranquil space. The covered carport parking ensures your vehicle is sheltered year-round. With the low condo fees including water and sewer, you can focus on what matters most, enjoying life! White Cliff Estates offers more than just a home, it's where you will have access to a friendly, welcoming community and plenty of activities and social opportunities and you are mere steps away from enjoying the lively clubhouse. Whether it's meeting neighbors, attending events, or simply relaxing in the peaceful surroundings, this is the lifestyle you've been waiting for. Experience maintenance-free living at its finest. Come tour this gem of a property and discover why White Cliff Estates in the heart of Dover and a very quiet location but also close to many conveniences is the perfect place to call home - Call your Realtor of choice and be prepared to be amazed.**

Inclusions: **N/A**  
Property Listed By: **Royal LePage Benchmark**

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



















