



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**4004 DOVERCROFT Road, Calgary T2B 1Z7**

MLS® #: **A2189378**

Area: **Dover**

Listing Date: **01/29/25**

List Price: **\$569,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **4,886 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Lane,Back Yard,Cleared,Corner Lot,Few Trees,Level**  
Park Feat: **Off Street,Parking Pad**

DOM

**24**  
Layout  
Beds: **5 (3 2 )**  
Baths: **2.0 (2 0)**  
Style: **Bungalow**

Parking

Ttl Park: **4**  
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Fireplace(s),Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Private Entrance,Private Yard,Storage**

Construction: **Vinyl Siding**  
Flooring: **Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Electric Stove,Microwave Hood Fan,Range Hood,Refrigerator,Washer/Dryer Stacked**  
Int Feat: **Chandelier,Kitchen Island,Quartz Counters,Storage**  
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	12`0" x 14`3"
Bedroom - Primary	Main	13`4" x 10`0"
Bedroom	Main	10`1" x 9`11"
Laundry	Main	3`3" x 2`7"
Living/Dining Room Combination	Basement	26`4" x 10`4"
Bedroom	Basement	8`6" x 11`1"
Furnace/Utility Room	Basement	13`8" x 9`0"

Room	Level	Dimensions
Eat in Kitchen	Main	10`7" x 12`0"
Bedroom	Main	11`0" x 10`1"
4pc Bathroom	Main	8`11" x 4`11"
Bedroom	Basement	12`1" x 9`5"
Kitchen	Basement	10`0" x 8`0"
3pc Bathroom	Basement	6`7" x 5`0"

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-CG**

**741LK**

Remarks

Pub Rmks: **This is the home you have been looking for. This is a home where your dream of an idyllic family home comes to life! A huge corner lot perfect for families or investors. With 5 bedrooms, 2 bathrooms, 2 KITCHENS, 2 SEPARATE LAUNDRY area, This beautifully renovated home offers almost 2000sqft. of pure elegance and convenience. ALL POLY-B PLUMBING removed. Upon entering, you'll be immediately captivated by the open floor plan, brimming with abundant natural light that pours in from every corner, creating an atmosphere of warmth and serenity. Step into the living area with a tiled fireplace perfect for the cold winter for a cozy romantic evening or an exciting family time. This flows seamlessly into the kitchen with a large island and brand-new stainless-steel appliances fitted perfectly into the brand-new cabinets and quartz counter tops. To the right you have your dining area that opens into the deck through a patio door. This space is definitely perfect for entertainment. On your left you have 3 spacious bedrooms and a big bathroom with perfect for the whole family. Go on downstairs to the basement with separate entrance to a 2-bedroom illegal suite perfect for a mortgage helper or for family. Basement windows are large allowing in so much lights that you do not feel closed in. There is a SECOND LAUNDRY SPACE for the basement. This space is complete with a big kitchen, dining and living room. The house is complete with a NEW ROOF, parking pad and a concrete patio. What's more, location matters! Schools, and shopping are close by. Easy access to Deerfoot and Stoney trail making your daily commute is smoother than ever. Come, experience the perfect blend of comfort and convenience at your new home!**

Inclusions:  
Property Listed By: **Sheds x2, refrigerator in the basement,  
CIR Realty**

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











