



THE
A-TEAM

**RE/MAX
FIRST**

22 DOVER Mews, Calgary T2B 0P6

MLS® #: **A2191384** Area: **Dover** Listing Date: **01/31/25** List Price: **\$452,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2006**
Lot Information
 Lot Sz Ar: **1,496 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,425**
 Low Sqft:
 Ttl Sqft: **1,425**

DOM

1
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **4 Level Split**

Parking

Ttl Park: **2**
 Garage Sz: **1**

Access:
 Lot Feat: **Backs on to Park/Green Space**
 Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding, Wood Frame**
 Heating: **High Efficiency, Forced Air, Humidity Control, Natural Gas** Flooring: **Carpet, Hardwood, Linoleum**
 Sewer: Water Source:
 Ext Feat: **Balcony, BBQ gas line** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Humidifier, Microwave, Microwave Hood Fan, Refrigerator, Tankless Water Heater, Washer/Dryer, Window Coverings**
 Int Feat: **High Ceilings, No Animal Home, No Smoking Home, Smart Home, Tankless Hot Water, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	6`8" x 9`9"	Living Room	Main	18`1" x 19`3"
2pc Bathroom	Second	7`7" x 5`11"	Dining Room	Second	9`11" x 8`10"
Kitchen	Second	11`0" x 10`1"	4pc Bathroom	Third	7`6" x 4`11"
4pc Ensuite bath	Third	5`1" x 9`5"	Bedroom	Third	8`5" x 9`9"
Bedroom	Third	9`3" x 11`9"	Bedroom - Primary	Third	12`8" x 13`8"
Game Room	Basement	17`6" x 13`6"	Furnace/Utility Room	Basement	6`5" x 6`6"

Legal/Tax/Financial

Condo Fee: **\$385** Title: **Fee Simple** Zoning: **M-CGd49**

Fee Freq:
Monthly

Legal Desc: **0610233**

Remarks

Pub Rmks: **!! **OPEN HOUSE ON SUNDAY FEBRUARY 2 FROM 11 am to 2 pm **Grand Features that come with this beautiful home maintained with lots of love and care: - !! Work done in the year 2024 = New concrete pad for the Drive way, new Staircase for the Deck in the backyard, new Washer !! 2023 = New Samsung Dishwasher and Electric Cooking Range !! 2022 = New Carrier High Efficiency Furnace, New Carrier Air Conditioner and New Rinnai Tankless Water Heater !! Smart Light Switches !! Window coverings on every window. As you enter, you will be greeted by a cozy foyer that sets the tone for this charming and functional home which smoothly transitions into the grand living area that has 12 feet of massive ceiling height with large windows to give you that open space flooded with natural sunlight to spend some quality time with your loved ones. The fire place in the corner adds the elegance in this set up. Living room leads to a decent sized deck surrounded by mature trees and partially fenced backyard to enjoy in the summer months. A few more steps up take you into the chef's paradise with an 'L' shaped kitchen platform with stainless steel cooking range and dish washer. The cooking platform is nicely lit with spot lights below kitchen cabinets and soothing coloured backsplash. You will find the dining area with an abundance of natural light uplifting your mood. This floor includes a 2-piece bath accommodating the washer and dryer for your convenience. The upper level has a master bedroom which is a luxurious retreat with a walk-in closet, 4-piece ensuite. 2 additional spacious bedrooms with beautiful wall colors and lots of natural sunlight share a 3-piece bathroom completing this level. The finished basement provides a multi use family space that can be used as your private Gym, Home Theater, Office or simply a Guest room. Enjoy a short walk to the Ridge for a spectacular view of the Rocky Mountains and downtown skyline and picturesque views. Moreover, you are just at 10 minutes drive (6.5 kms) to Calgary Downtown, 3 minutes drive for a quick exit to Deerfoot Trail connecting literally to the entire city, 18 minutes (18 kms) to the International Airport. The nearest bus stop (no 155) is just outside the complex and the nearest Franklin LRT station is a 6 minutes (4.5 kms) drive away. Enjoy outdoor walks to three parks within 500 meters giving enough reason to be close to nature at all times. Last but not the least, for your - West Dover Elementary School at 0.3 kms (1 min drive), Ian Bazalgette Junior High at 1.2kms (2 min drive) and Forest Lawn High School at 3 kms (6 min drive) Finally, this neighborhood is in close proximity to some of new development of million \$\$\$ properties making this a fantastic investment move. So, get ahead of the hot Calgary Spring market swing and schedule your showing TODAY!!!!**

Inclusions: **NIL**
Property Listed By: **CIR Realty**

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













