

\$300,000 - 36 Dovercliffe Way Se, Calgary

MLS® #A2112725

\$300,000

3 Bedroom, 2.00 Bathroom, 1,059 sqft

Residential on 0.06 Acres

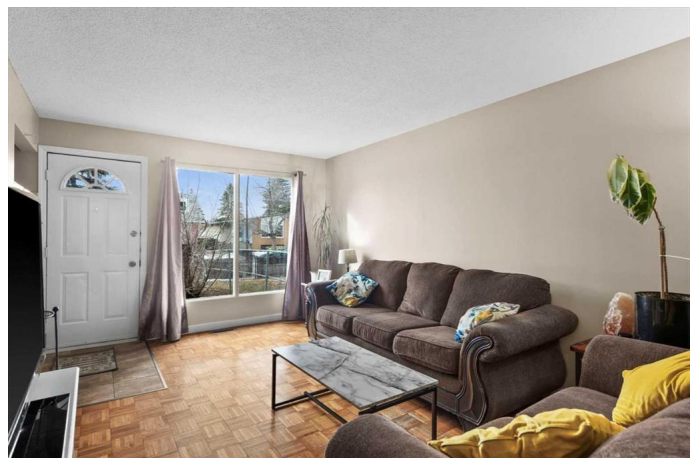
Dover, Calgary, Alberta

NO CONDO FEES. Welcome to this exquisite 2-storey townhome nestled in the family-friendly enclave of Dover, where exclusivity and attainability blend seamlessly. This home is a testament to pride of ownership that caters perfectly to family living and is an excellent opportunity in Calgary's Real Estate Market.

Step inside to discover a spacious living room, radiating a warm and inviting ambiance and is an ideal place to unwind and watch the newest release or your favourite team after a long day! The heart of this home is undoubtedly the kitchen with an abundance of counter space, refreshed cabinetry, and classic subway tile backsplash, creating a culinary haven for the aspiring chef. Adjacent to the kitchen, the dining area is generously sized and will easily accommodate an extended dining table when you are hosting family and friends on those special occasions.

The journey continues and new carpets on the stairs introduce you to the second level where three generously sized bedrooms await, including the primary bedroom designed as your personal retreat, promising rest, and relaxation. The upper level is completed by a recently update 4-piece bathroom ensuring convenience and comfort. The 3rd bedroom is in the lower level and is perfect for overnight guests, older children or can be utilized as a home office or gym. Laundry and additional storage options complete this level.

The fully fenced and sunny backyard is perfect



for hosting summer BBQs and family enjoyment, offering ample space and privacy. The convenience extends with a parking pad capable of accommodating 2 vehicles, in addition to available street parking at the front of the home.

Located in a welcoming neighbourhood, this Dover townhome is more than just a house; it's a lifestyle offering. Walking distance to schools, transit, 15 min drive to downtown, 5 min to all the amenities on International Ave, and easy access to Deerfoot Trail and Stoney Trail. Amazing home for families, first time home buyers, and investors looking to build their portfolio!

Built in 1972

Essential Information

MLS® #	A2112725
Price	\$300,000
Sold Price	\$365,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,059
Acres	0.06
Year Built	1972
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	36 Dovercliffe Way Se
Subdivision	Dover
City	Calgary
County	Calgary
Province	Alberta

Postal Code T2B 2C6

Amenities

Parking Spaces 3
Parking Parking Pad, See Remarks

Interior

Interior Features No Animal Home, No Smoking Home
Appliances Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating Forced Air, Natural Gas
Cooling None
Has Basement Yes
Basement Full, Partially Finished

Exterior

Exterior Features Private Yard
Lot Description Back Lane, Back Yard, City Lot, Front Yard, Lawn, Interior Lot, Landscaped, Street Lighting, Private, Rectangular Lot, See Remarks
Roof Asphalt Shingle
Construction Vinyl Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed March 14th, 2024
Date Sold March 23rd, 2024
Days on Market 9
Zoning M-C1
HOA Fees 0.00

Listing Details

Listing Office Real Broker

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.