

\$419,900 - 54 Dover Mews Se, Calgary

MLS® #A2134937

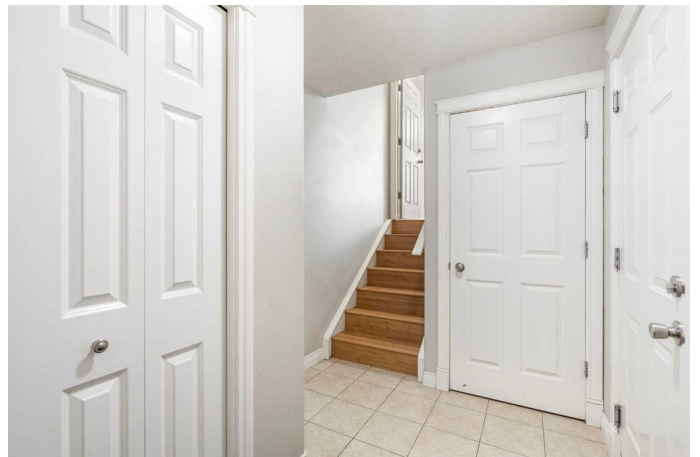
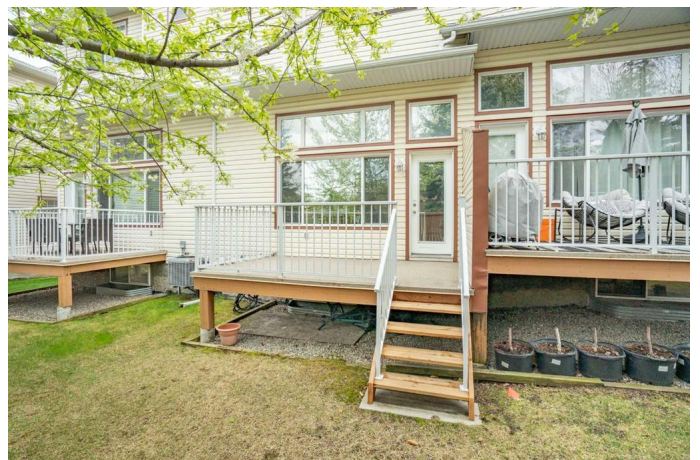
\$419,900

3 Bedroom, 4.00 Bathroom, 1,393 sqft

Residential on 0.03 Acres

Dover, Calgary, Alberta

WELCOME to "THE VIEW AT THE EDGE" where pride of ownership meets an unbeatable location. This well-maintained 5-level split townhome offers ~1700 sqft of total living area with separate entrances for the upper and lower levels, 3 bedrooms upstairs (including a spacious Primary Bedroom with walk-in closet and 4pc ensuite) and 3.5 baths. The basement was professionally developed by the Builder. * This lovely home is bright and welcoming, with natural light coming in through its cathedral ceiling windows flooding the living room and extending up into the spacious kitchen with its abundant cabinetry. Adjacent to the kitchen is the combined laundry-2pc powder room, complete with new washer & dryer (both 2024). The basement development features a kitchenette with a mini fridge, induction plate, microwave, and a 3pc bathroom with a corner shower and egressed window. Parking is a breeze with the attached garage (painted after photos were taken) and driveway providing space for 2 vehicles. Visitor parking areas are also available. Additional recent upgrades include a new roof (2021), furnace (Sept/23), hot water tank (Apr/23), and all toilets have been replaced. Remember to enjoy the peace and quiet on your rear deck with no neighbors backing onto you or take a short stroll to enjoy spectacular ridge views and sunsets over the Rockies! ** Dover is an evolving community boasting some of the city's best beach volleyball courts, a water park, playgrounds, picnic areas,



off-leash dog parks, sports fields, outdoor rink, and schools. Downtown is just minutes away, offering access to Calgary’s corporate hub, Princess Island Park, restaurants and craft breweries. Situated along 26th Street, Dover is witnessing the development of million-dollar homes, signaling its potential for growth and improvement. Don't miss this incredible opportunity to live in a well-appointed home in one of Calgary's most promising areas!

Built in 2006

Essential Information

MLS® #	A2134937
Price	\$419,900
Sold Price	\$445,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,393
Acres	0.03
Year Built	2006
Type	Residential
Sub-Type	Row/Townhouse
Style	5 Level Split
Status	Sold

Community Information

Address	54 Dover Mews Se
Subdivision	Dover
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 0P6

Amenities

Amenities	Snow Removal, Trash, Visitor Parking
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Parking Spaces	2
Parking	Driveway, Guest, Single Garage Attached

Interior

Interior Features	Ceiling Fan(s), Laminate Counters, Pantry, See Remarks, Separate Entrance, Vinyl Windows
Appliances	Bar Fridge, Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, See Remarks, Washer, Window Coverings, Wine Refrigerator
Heating	Forced Air, Natural Gas, See Remarks
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Fruit Trees/Shrub(s), Low Maintenance Landscape, No Neighbours Behind, Private
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 24th, 2024
Date Sold	June 5th, 2024
Days on Market	12
Zoning	M-CG d49
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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