

\$419,900 - 6 Dover Mews Se, Calgary

MLS® #A2138718

\$419,900

3 Bedroom, 3.00 Bathroom, 1,348 sqft

Residential on 0.03 Acres

Dover, Calgary, Alberta

WELCOME HOME!! to the "VIEW AT THE EDGE" where modern comfort meets a prime location! This lovely 5-level split townhome with 3 bedrooms up , 2.5 bathrooms and fully developed basement offers a wonderful living space with features that truly stand out in a well-managed and well-maintained complex, complete with newer roof! (2021) * This home boasts a huge kitchen and dining area with abundant cabinetry and newer appliances, including a new stove, dishwasher and microwave (2024), and newer refrigerator. Just off the kitchen, you'll find a combined laundry and 2pc powder room. Other upgrades include luxury vinyl plank (LVP) flooring throughout the living room, kitchen, dining area and staircases (2nd & 3rd level), adding both elegance and durability to the home. * The Primary Bedroom, with 4pc ensuite and walk-in closet, provides a spacious retreat for the parents while the children are tucked into their own two cozy bedrooms. * The fully developed basement adds additional living space, perfect for a family room, office, or gym, plus the under staircase storage extends all the way back under the front entrance foyer and closet!! * Parking is great with an extended single attached garage and driveway providing ample space for 2 vehicles and storage. Visitor and street parking are just a few steps away. * Indulge in cozy evenings by the fireplace and bask in abundant natural light during the day in this inviting home. With its lush surroundings and cathedral ceiling



windows illuminating both the living room and kitchen, every moment here is warm and inviting. Step outside to your rear deck, enveloped by beautiful mature trees, for serene moments, or take a short stroll to enjoy the breathtaking ridge views and sunsets over the Rockies! ** Dover is a dynamic community featuring some of the city's top amenities, including beach volleyball courts, a water park, playgrounds, picnic areas, off-leash dog parks, sports fields, an outdoor rink, and schools. The proximity to downtown means you're just minutes away from Calgary's corporate hub, Prince's Island Park, renowned restaurants, and craft breweries. Situated along 26th Street, Dover is on the rise with the development of million-dollar homes, signaling its exciting potential for growth and improvement. ** Don't miss this fantastic opportunity to make this your beautiful home in one of Calgary's most vibrant and evolving neighborhoods! Book your showing with your favorite realtor.

Built in 2006

Essential Information

MLS® #	A2138718
Price	\$419,900
Sold Price	\$435,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,348
Acres	0.03
Year Built	2006
Type	Residential
Sub-Type	Row/Townhouse
Style	5 Level Split
Status	Sold

Community Information

Address	6 Dover Mews Se
Subdivision	Dover
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 0P6

Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Driveway, Guest, Single Garage Attached

Interior

Interior Features	Ceiling Fan(s), Laminate Counters, Pantry, See Remarks, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, See Remarks, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, See Remarks, Tile
Has Basement	Yes
Basement	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	June 7th, 2024
Date Sold	June 20th, 2024
Days on Market	13
Zoning	M-CG d49

HOA Fees 0.00

Listing Details

Listing Office CIR Realty

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.