

\$420,000 - 49 Dover Mews Se, Calgary

MLS® #A2155374

\$420,000

3 Bedroom, 4.00 Bathroom, 1,399 sqft

Residential on 0.04 Acres

Dover, Calgary, Alberta

Welcome to "The View at the Edge"â€”a spectacular 4-level split townhome nestled in the evolving community of Dover, Calgary. This home offers a generous 1,437 sqft of developed living space, thoughtfully designed to combine modern comfort with an unbeatable location.

Upon entering, you'll be greeted by a bright and airy living room featuring cathedral ceiling with large windows that flood the space with natural light. The expansive kitchen and dining area, equipped with a newer fridge and dishwasher, offer abundant cabinetry and a seamless space for family gatherings or entertaining guests.

Ascend to the upper level to discover a modest primary bedroom retreat, complete with a walk-in closet and a 4pc ensuite bathroom. Two additional well-sized bedrooms and a full family bathroom complete this level, making it ideal for both family living and hosting guestsâ€™.

The fully developed basement is a versatile space, perfect for a family room, home office, or gym. A 3pc bathroom completes this space. Step outside to your rear deck, surrounded by lush mature trees, and enjoy peaceful moments or take a short stroll to witness breathtaking ridge views over the city with sunsets over the Rockies. The extended single attached garage, driveway, and ample visitor parking provide practical solutions for your parking needs.

Dover offers a vibrant community with an array



of amenities designed for all ages and interests. Residents can enjoy well-maintained playgrounds, expansive sports fields, and off-leash dog parks perfect for outdoor fun. Beach volleyball courts and a refreshing water park provide additional recreational options. Its ideal location ensures that downtown Calgary is just a short drive away, so you can easily access the city's thriving corporate district, the charming Prince's Island Park, a diverse selection of renowned restaurants, and an array of craft breweries. Additionally, several schools are conveniently located down 26th Ave, making it an ideal spot for families. Don't miss the opportunity to make this exceptional home yours. Book a showing today !!!

Built in 2006

Essential Information

MLS® #	A2155374
Price	\$420,000
Sold Price	\$405,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,399
Acres	0.04
Year Built	2006
Type	Residential
Sub-Type	Row/Townhouse
Style	4 Level Split
Status	Sold

Community Information

Address	49 Dover Mews Se
Subdivision	Dover
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2B 0P6

Amenities

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

Interior

Interior Features	Laminate Counters, No Smoking Home
Appliances	Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 7th, 2024
Date Sold	September 14th, 2024
Days on Market	38
Zoning	M-CG d49
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.