

17 Doverville Way SE  
Calgary, Alberta

MLS # A2162648



## \$470,000

<b>Division:</b>	Dover		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Bi-Level, Side by Side		
<b>Size:</b>	922 sq.ft.	<b>Age:</b>	1979 (45 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parking Pad, Single Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac		

**Heating:** Fireplace(s), Natural Gas

**Floors:** Laminate, Tile

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Stucco

**Foundation:** Poured Concrete

**Features:** No Animal Home

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-C2

**Utilities:** -

**Inclusions:** none

**\*\*Ideal for First-Time Home Buyers and Investors Alike!\*\*** This spacious half-duplex offers an excellent opportunity for both families and renters. It is nestled in a cul-de-sac and steps away from a park, perfect for kids to have fun close to home. The bi-level home boasts ample parking options, including street and alley parking, an oversized single-car garage, and a parking pad. The upper level features two bedrooms and a beautifully remodelled full bathroom. Additionally, this level is equipped with new appliances, including a washer, dryer, stove, and fridge. A wood fireplace and a large living room, perfect for family gatherings, enhanced living space. You'll also appreciate the living room's feature wall and the beautiful light fixture in the dining area, which opens onto a deck—ideal for relaxing and soaking up the sun. Descending to the lower level, you'll find a comfortable bedroom and a full bathroom, making it perfect for renting out as a mortgage helper. The lower living space also includes its own washer and dryer in the mechanical room. The yard is landscaped, providing an inviting space for outdoor activities and additional parking. This property combines practicality and charm, making it a perfect choice for various lifestyles and needs.