

2923 Doverville Crescent SE
Calgary, Alberta

MLS # A2163634



\$410,000

Division:	Dover		
Type:	Residential/Duplex		
Style:	2 Storey, Side by Side		
Size:	1,040 sq.ft.	Age:	1970 (54 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Quartz Counters, Separate Entrance		

Inclusions: ~UPPER LEVEL: Fridge, electric stove, hood fan, built in dishwasher, washer/dryer, shed, armoire closet (living room), built in dresser (primary bedroom) ~LOWER LEVEL: Fridge, electric stove, hood fan, washer/dryer, pantry ~ALL: window covers

This property features a 1040 square foot semi-detached two-storey layout. The upgraded kitchen with quartz countertops, stainless steel appliances, modern cabinetry and newer flooring, provides a contemporary and stylish feel to the living space. The windows and doors were replaced in January 2023, enhancing the property's energy efficiency and overall aesthetic. On the upper floor, you'll find three bedrooms and a full bathroom. The basement is set up with a kitchen, living area, bedroom, and a three-piece bathroom, adding versatility to the property with an illegal suite. Laundry facilities are conveniently located on both the main and lower levels. The backyard hosts a spacious deck, a shed, and a fire pit, great for entertainment and relaxation. The property's location on an inner community street adds to its appeal for those seeking a peaceful living environment. Added comfort bonus-comes with central A/C!