



**GRASSROOTS**

REALTY GROUP

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**263 Doverview Crescent SE  
Calgary, Alberta**

**MLS # A2293665**



**\$509,900**

<b>Division:</b>	Dover		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	962 sq.ft.	<b>Age:</b>	1972 (54 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Rectangular Lot, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Metal Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, See Remarks		

**Inclusions:** Fridge and stove in basement suite

**NEW PRICE ADJUSTMENT!** You have to take a look at this beautiful, updated bilevel in a great location! It just had the upper level professionally painted throughout including the doors! Shines like new! New lighting and new patio door blinds give this home the perfect look. And, you still have the chance to pick the colours of the blinds for the living room & both bedrooms. Seller wants you to choose. Now a little about the community. Dover is a family-oriented, affordable community in Calgary's SE, known for its parks, schools & strong community spirit. It offers excellent recreational amenities, convenient access to major roads, and a welcoming atmosphere for both young families and long-time residents. One of the many attributes is Valleyview Regional Park: Dover's crown jewel, featuring 12 beach volleyball courts, 2 soccer fields, a ball diamond, spray park, pond, and Calgary's top-rated playgrounds. Starting with the main floor of this gorgeous, updated home is living room/custom wall shelving, big picture window/tons of natural light, chef's kitchen with granite counters, stainless appliances, island, fashionable cabinetry & tons of cupboard space, dble sliding doors to back yard deck & washer/dryer off the kitchen. Laminate flooring throughout is not only durable but very easy to clean as well. Primary bedroom is a good size. The second bedroom is also a good size and the updated 4 pce bathroom rounds off this main level. Lower level is a huge bonus with lots of big windows, great galley kitchen, 2 bedrooms, large living room, 3 pce bath (tub 2022) and separate laundry. The backyard has tons of room for the kids/pets to roam around and offers a single garage as well. **UPGRADES INCLUDE: 2024 DECK, 2022 ROOF & GARAGE ROOF, BRAND NEW GARAGE DOOR, NEW SPRINGS & 2 REMOTES 2026, 2022 LOWER**

LEVEL TUB, 2018 HOT WATER TANK, 2011 FURNACE, 2011 WINDOWS. ECOBEE sensors installed in basement so furnace automatically keeps heat balanced. For the young families, there are a schools galore both Separate and Public. Nearby pathways, green spaces and easy access to all major routes including downtown. Whether you are looking for a family home or as an investment you have to view this home.