



140 Dovista Court SE
Calgary, Alberta

MLS # A2317904



\$359,000

Division:	Dover		
Type:	Residential/Four Plex		
Style:	Attached-Side by Side, Bungalow		
Size:	961 sq.ft.	Age:	1999 (27 yrs old)
Beds:	2	Baths:	1
Garage:	Guest, Single Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Level, Low Maintenance		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 345
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-CG d29
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Vinyl Windows		

Inclusions: Contact seller directly

Click brochure link for more details. This charming bungalow villa in Dover, Calgary, is located in an established 40+ adult community known as Dovista Court. This well-managed complex features only 37 units and is highly sought after for its quiet, cul-de-sac location, close knit community feel with friendly neighbours, and low condo fees. Property highlights include an open-concept main level featuring a bright kitchen, dining area, living room, and a master bedroom. There is a second smaller bedroom that easily converts into a home office. The undeveloped lower level has roughed-in plumbing, two windows for natural light, and a newer high-efficiency furnace, and a single, attached, heated garage that is fully insulated and drywalled. Unit backs directly onto a scenic green belt, offering additional privacy and a peaceful atmosphere. It is situated in a prime location in Dover that is just 10 minutes from downtown Calgary, residents enjoy quick access to major shopping centres and local recreation. The Inglewood Golf Course and Curling Club is only a few minutes' drive away, while nearby recreational pathways connect the community to the Bow River and downtown. There is also quick access to major roadways such as Deerfoot Trail and Stoney Trail.