



GRASSROOTS
REALTY GROUP

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112 Dovista Court SE
Calgary, Alberta

MLS # A2324405



\$389,900

Division:	Dover		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	961 sq.ft.	Age:	1999 (27 yrs old)
Beds:	2	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, No Neighbours Behind, Pie Shaped Lot		

Heating:	Forced Air
Floors:	Carpet, Laminate
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Open Floorplan, See Remarks

Water:	-
Sewer:	-
Condo Fee:	\$ 360
LLD:	-
Zoning:	M-CG d29
Utilities:	-

Inclusions: Mirror by staircase, stair lift

Welcome to Dovista Court, a highly sought-after adult living community where low-maintenance living meets comfort, privacy, and convenience. Perfectly positioned backing onto peaceful green space, this impeccably maintained bungalow villa offers over 1,700 sq. ft. of developed living space, a functional 2-bedroom layout, and the ease of single-level living with a fully finished basement. From the moment you step inside, you'll appreciate the pride of ownership throughout. The bright, open main floor is exceptionally clean, spotless, and lovingly maintained, featuring durable laminate flooring, vaulted ceilings, large windows that flood the home with natural light, and a welcoming gas fireplace that creates the perfect gathering space. The spacious living and dining areas flow seamlessly together, making everyday living and entertaining effortless. The kitchen offers an abundance of white cabinetry, generous workspace, and a sunny breakfast nook with direct access to the rear deck. Step outside to enjoy your morning coffee while overlooking the beautifully treed green space—a peaceful setting that offers exceptional privacy and a true connection to nature. The main level features two bedrooms, including a spacious primary retreat with dual closets and convenient access to the full bathroom. Main-floor laundry adds everyday convenience, while the attached single garage provides secure parking and additional storage. The finished basement significantly expands the living space with a massive recreation room, two additional flexrooms, a full 3-piece bathroom, and plenty of storage—perfect for overnight guests, hobbies, a home office, or family visits. Whether you're downsizing or simply looking for a quiet, maintenance-friendly lifestyle, this home offers outstanding value with low condo fees, a well-managed adult community, and an

unbeatable location close to shopping, restaurants, parks, transit, golf courses, and all the amenities you need.