



GRASSROOTS
REALTY GROUP

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118 Doovertree Place SE
Calgary, Alberta

MLS # A2329063



\$379,900

Division:	Dover		
Type:	Residential/Duplex		
Style:	1 and Half Storey, Attached-Side by Side		
Size:	1,140 sq.ft.	Age:	1975 (51 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding , Concrete, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: As is, where is.

Extensively renovated in 2018, this home blends modern updates with the opportunity to add your own personal style over time. Move-in ready and thoughtfully improved, it features newer windows, a high-efficiency furnace and humidifier (2020), hot water tank (2020), and roof (2020), offering peace of mind for years to come. Tucked away on a quiet cul-de-sac in a well-established neighbourhood, you'll enjoy quick access to Deerfoot Trail and an easy commute to downtown. Inside, the functional layout includes a convenient main-floor bedroom and two additional bedrooms upstairs, providing flexibility for families, guests, or a home office. The south-facing front exposure fills the home with natural light, while durable laminate and tile flooring throughout the main level offers both style and easy maintenance. The partially finished basement provides excellent potential for future development, complete with rough-in plumbing for a second bathroom and plenty of storage space. Whether you're looking for a home you can move right into or one where you can gradually build additional value, this property offers a fantastic opportunity in a desirable location.