



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

3516 26A Street SE
Calgary, Alberta

MLS # A2329792



\$320,000

Division:	Dover		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	820 sq.ft.	Age:	1991 (35 yrs old)
Beds:	2	Baths:	2
Garage:	Carport		
Lot Size:	0.08 Acre		
Lot Feat:	Close to Clubhouse, Corner Lot, Few Trees, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 316
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-CG d28
Foundation:	Wood	Utilities:	-
Features:	Laminate Counters, No Smoking Home, Open Floorplan, Vinyl Windows		

Inclusions: None

Welcome to this bright and spacious, open concept end-unit bungalow-style townhouse in the heart of Dover's sought-after 55+ community! Perfectly positioned just steps from an expansive green space, this well-maintained home offers the ideal combination of comfort, convenience, and an active lifestyle. Heading inside, you'll find a thoughtfully designed layout featuring 2 bedrooms, full bathroom, main floor laundry and a large living room that will be sure to fit all of your comfy furnishings. Heading downstairs (most units here have NO basements) not only will you find BRAND new carpet, but you will also find a hobby room, a huge family/rec room (which includes gorgeous built in cabinetry), another full bathroom, & the mechanical room. As an end unit, you'll appreciate having only one shared wall along with the abundance of extra natural light that fills the home throughout the day. Over the years, the windows, painting, flooring, some fixtures, and appliances have all been updated, allowing you to move in with confidence. Step outside to your private rear deck, where you'll enjoy peaceful views with no neighbors directly behind. Instead, the community's outstanding amenities building is just beyond your backyard, offering exceptional convenience while maintaining privacy. A brand-new fence is also being installed, adding even more appeal to this outdoor retreat. Speaking of the amenities building - this serves as the heart of this close-knit community, featuring regular social activities, a games room, library, comfortable lounge with a cozy fireplace, and inviting gathering spaces where friends and neighbors become family. Location is everything, and this home delivers. You'll be close to shopping, restaurants, transit, major roadways, and every other major convenience you would need, while still enjoying the tranquility of a mature neighborhood with

beautiful massive green space right outside your door. If you've been searching for an affordable, low-maintenance home with extra living space, abundant natural light, exceptional amenities, and a welcoming 55+ community, this rare opportunity is not to be missed!