



GRASSROOTS
REALTY GROUP

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36 Dovista Court SE
Calgary, Alberta

MLS # A2332652



\$380,000

Division:	Dover		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	965 sq.ft.	Age:	1999 (27 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Cul-De-Sac, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 368
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-CG d29
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: NA

Welcome to easy, low-maintenance living in this inviting 40+ community! Tucked away on a quiet cul-de-sac, this bungalow-style duplex offers approximately 1,789 sq. ft. of developed living space. Total of 3 bedrooms and 2 full bathrooms. The bright main floor open layout creates a welcoming feel with plenty of flexibility for everyday living and entertaining, offering a kitchen with eating area a living room, 2 bedrooms, laundry and a full bathroom. The lower level offers a family room, bedroom, full bathroom and storage room There is a front-attached single. While out back, enjoy the newly replaced deck completed by the condo board—an ideal spot to relax and enjoy the warmer months. Located close to shopping, services and everyday amenities, this home offers the convenience of having everything you need nearby while enjoying a quieter, low-maintenance lifestyle. A fantastic opportunity for those looking to simplify without giving up space, comfort or convenience!