



GRASSROOTS
REALTY GROUP

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99 Dovercliffe Way SE
Calgary, Alberta

MLS # A2347998



\$589,900

Division:	Dover		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,087 sq.ft.	Age:	1971 (55 yrs old)
Beds:	5	Baths:	2
Garage:	Parking Pad, RV Access/Parking		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Fruit Trees/Shrub(s),		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-CG
Foundation:	ICF Block, Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Breakfast Bar, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Storage		

Inclusions: BASEMENT - ELECTRIC RANGE, FRIDGE, MICROWAVE, WASHER/DRYER, HOODFAN

HOME SWEET HOME! Welcome to this RECENTLY and FULLY RENOVATED bungalow with an illegal 2 bedroom BASEMENT SUITE with a separate entrance offering EXCEPTIONAL VALUE and INVESTMENT POTENTIAL in the sought-after community of Dover! Perfect opportunity for investors, multi-generational living, or homeowners looking for a mortgage helper! Extensively renovated throughout, this outstanding home is loaded with UPGRADES including new kitchens on both floors, quartz countertops, luxury vinyl plank flooring, updated bathrooms, new windows and doors, stainless steel appliances, modern lighting, custom blinds, and much more. The bright and spacious main level offers an open-concept floor plan complete with a bright foyer, formal dining room and the modern gourmet chef's kitchen with quartz countertops, quartz island with an eating bar, convenient pantry, stainless steel appliances and ample gleaming white cabinetry. Completing the floor is a main floor laundry room, stunning 4 piece bathroom and 3 great-sized bedrooms including the spacious, magnificent master retreat. The FULLY DEVELOPED ILLEGAL BASEMENT SUITE features 2 bedrooms, a full bathroom, an open-concept kitchen, living and dining space, plus a large laundry, utility, and storage room. This property also includes a rough-in for a potential third bathroom, adding even more future value. Outside, enjoy the large fully fenced and landscaped backyard along with a parking pad that can accommodate 2 vehicles or an RV. Conveniently located close to parks, playgrounds, schools, shopping, public transit, downtown Calgary, the airport, and all major amenities, this is an incredible opportunity for both investors and first-time buyers alike. The basement tenant is willing to stay and currently assists with yard maintenance as part of the lease. The current

owner is also willing to secure an upstairs tenant for added investment convenience. Don't miss out on this rare and fantastic opportunity, book your private viewing today! Listing features some virtual staging.