



GRASSROOTS
REALTY GROUP

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103 Dovercrest Way SE
Calgary, Alberta

MLS # A2348959

\$479,900

Division:	Dover		
Type:	Residential/House		
Style:	Bi-Level		
Size:	967 sq.ft.	Age:	1975 (51 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, Laminate Counters, Open Floorplan, Storage		

Inclusions: Ceiling Fan, TV Mount, Awning on Deck, Awning Cover, Small tv in bsmt bedroom

Pride of ownership shines throughout this beautifully updated detached bi-level in the welcoming community of Dover, offering OVER 1,700 SQ. FT OF DEVELOPED LIVING SPACE, 3 BEDROOMS + DEN, 2 FULL BATHROOMS, a FULLY FINISHED BASEMENT, and a SINGLE DETACHED GARAGE, all for UNDER \$480,000! The main level features CARPET-FREE FLOORING and a RENOVATED KITCHEN with stainless steel appliances. Both bathrooms were also renovated in 2016 and showcase granite counters. Comfort comes easy with CENTRAL A/C and TWO FIREPLACES, and the major updates have already been taken care of: windows, house roof shingles, furnace, and hot water tank (2018), one side of the fence and front concrete (2021), garage roof (2022), and washing machine (2026). Outside, enjoy summer evenings on the deck overlooking a large backyard, with a playground just down the street. Dover is home to an active community association and the highly popular Valleyview Regional Park, only a few blocks away, featuring 12 beach volleyball courts, two soccer fields, a baseball diamond, a spray park, and a scenic pond. Residents also enjoy sweeping views of the mountains and downtown skyline, along with easy access to West Dover School (K–6). All this in a central location just 15 minutes from downtown, the Calgary Zoo, and Telus Spark. Don’t miss this move-in-ready gem!