

**32 Dovista Court SE**  
**Calgary, Alberta**

**MLS # A2170340**



**\$410,000**

<b>Division:</b>	Dover		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Bungalow, Side by Side		
<b>Size:</b>	960 sq.ft.	<b>Age:</b>	1999 (25 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.85 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Front Yard, Lawn, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 285
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows		
<b>Inclusions:</b>	N/A		

Discover this exceptional newly renovated bungalow stye villa. Tucked away inside a cul-de-sac in a highly sought-after, well-managed complex of just 37 units, exclusively for those aged 40 and up. This serene community is perfect for those looking to unwind and enjoy life. Recent Renovations: Step inside to find elegant stone countertops that elevate the modern aesthetic of the white kitchen. Updated windows flood the home with natural light. The main level features brand new luxury vinyl plank flooring and a gas fireplace that flows effortlessly into the dining and kitchen space &mdash;perfect for cozy gatherings. Open space encourages conversation while you entertain and cook from your bright airy kitchen space! Enjoy an open-concept design with generous main floor principal bedrooms that create a warm and inviting atmosphere. The space offers privacy as the bedrooms are at opposite ends of the bungalow!&nbsp; The fully finished basement offers ample space with a full bathroom and 2 additional guest rooms boasting additional closet space for storage + large windows. This space is completed a fantastic rec room, perfect for entertaining or relaxing. Additional highlights include an insulated, drywalled single garage with a heater. Located in a quiet cul-de-sac, you&rsquo;re just steps from Valleyview Regional Park, with quick access to downtown (only 10 minutes away), shopping centers, and the Inglewood Golf Course and Curling Club. Low Condo Fees & Excellent Management: This well-funded complex offers very low condo fees and boasts exceptional management. Don&rsquo;t let this opportunity slip away! Schedule your private showing today before this gem is gone!