

64 Dovercroft Place SE
Calgary, Alberta

MLS # A2176186



\$480,000

Division:	Dover		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,045 sq.ft.	Age:	1973 (51 yrs old)
Beds:	4	Baths:	1 full / 2 half
Garage:	On Street, Single Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Cul-De-Sac, Fruit Trees/Shrub(s), Many Trees, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Metal Siding , Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Soaking Tub		

Inclusions: freezer in the basement

R-CG ZONING-accommodates Secondary Suites and Backyard Suites with new and existing residential development; Nestled in a quiet cul-de-sac in Dover, Calgary, this charming 1973 bi-level home has been lovingly cared for by its original owners. Step inside to discover a spacious layout featuring 3 bright bedrooms and 1 full bathroom on the main level, alongside a large, sunlit living room ideal for family gatherings. The newly installed luxury vinyl flooring enhances the main level's warmth, while updated windows (replaced last year) provide energy efficiency and a modern touch. The lower level is designed for relaxation and versatility, offering a large family room, a half bathroom, and an additional bedroom. You'll also find a generous utility room with a newer furnace and water tank, a convenient shower cabin, and extra space ready to be transformed into a wet bar or additional kitchen—perfect for guests or extended family. A dedicated handyman room adds further potential for your creative projects. Outdoors, enjoy privacy in both the front and back yards, with a sunny deck ideal for morning coffees and outdoor entertaining. Plus, with a playground just steps away and a warm, friendly neighbourhood, this is a great spot for families. Additional highlights include a 4-year-old roof, air conditioning, newer appliances, and ample space to customize both the kitchen and bathroom to your personal taste. This inviting Dover gem is ready for its next chapter—make it yours!