

**72 Doverglen Crescent SE
Calgary, Alberta**

MLS # A2178677



\$495,000

Division:	Dover		
Type:	Residential/House		
Style:	Bungalow		
Size:	977 sq.ft.	Age:	1980 (44 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: NA

Welcome to 72 Doverglen Crescent! The perfect blank slate, ideal for investors or First time homebuyers who want a ready-to-live in home! This is a very well maintained, one-owner home, and they took serious pride in their home. This home has FIVE BEDROOMS, great for a larger family or a family that needs separate work-from-home offices. Entering from the foyer, you are immediately greeted by a large living room, complete with a bay window that looks over the large front yard. The kitchen has plenty of counter space, and immaculate wood cabinets, complete with straightforward appliances you don't need an app to use! Moving towards the back of the home, you'll find the 4 piece main bathroom, the Primary Bedroom, and two of the secondary bedrooms. The primary bedroom is perfectly situated to bring in the morning sun. Heading towards the basement, there is another entry that connects directly to the basement. The basement is finished, with a very large recreation room, a 3 piece bathroom, and laundry room. There are two bedrooms in the basement, the windows do not currently meet egress requirements. There is ample storage, and easy access to the utility room. Outside, you'll have a large back yard, where kids can safely play hockey or basketball without running out onto the street. The fence needs some work and has been braced, but the posts needed are already delivered to the garage! The garage is another perfect blank slate, with tons of room to park, or take part in your favourite hobbies. With immediate possession available, you could be in your next home before the holidays!