

**77 Dovercliffe Close SE**  
**Calgary, Alberta**

**MLS # A2202638**



**\$499,900**

<b>Division:</b>	Dover		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,064 sq.ft.	<b>Age:</b>	1970 (55 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** central vacuum/attachments, garage door openers, freezer in basement, shed

Nestled on a quiet street in the heart of Dover, this well-cared-for bungalow offers the perfect blend of space, comfort, and functionality. The main floor features three bedrooms and a bright, spacious sunroom (an additional 300 sqft, not included in the measurements), perfect for year-round enjoyment. The fully developed basement, with its separate entrance, includes a bar, an additional bedroom, and a full bathroom. It also offers excellent potential, as it can easily be converted into a legal suite—an incredible opportunity for additional income or multigenerational living. A double detached garage provides ample parking and storage, and the home's fantastic location offers easy access to schools, parks, and amenities. Don't miss this incredible opportunity!