

77 Dovercliffe Close SE
Calgary, Alberta

MLS # A2202638



\$499,900

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

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