



## 64 Dovercroft Place Calgary Alberta

\$480,000

R-CG ZONIG-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! (id:6769)

Bedroom 11.75 Ft x 10.50 Ft

Storage 7.58 Ft x 9.83 Ft

Family room 15.17 Ft x 18.00 Ft

2pc Bathroom 4.50 Ft x 4.67 Ft

Furnace 7.25 Ft x 18.92 Ft

1pc Bathroom 4.17 Ft x 2.67 Ft

Laundry room 5.58 Ft x 10.00 Ft

Other 6.92 Ft x 3.92 Ft

Living room 12.33 Ft x 19.25 Ft

Kitchen 11.67 Ft x 7.33 Ft

Dining room 3.92 Ft x 14.25 Ft

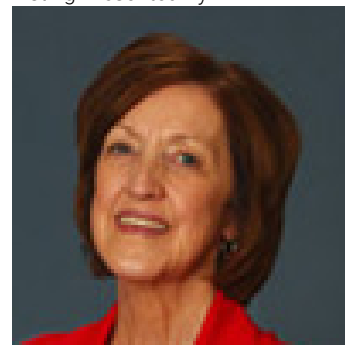
Bedroom 9.83 Ft x 9.33 Ft

5pc Bathroom 5.00 Ft x 10.83 Ft

Bedroom 9.25 Ft x 10.08 Ft

Primary Bedroom 12.08 Ft x 11.25 Ft

Listing Presented By:



Originally Listed by:  
MaxWell Capital Realty

<http://bergestate.com/>



CIR

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