



## 8 Dovercroft Place Calgary Alberta

\$524,900

OPPORTUNITY KNOCKS!! Location, location, location with this hidden gem in arguably one of the best locations in Dover. Walking distance to all amenities, shops & just steps away from a park in a quiet cul-de-sac! Original Owners present an awesome opportunity for an INVESTOR or DOWNSIZE/FIRST TIME HOMEBUYER to OWN a FOUR BEDROOM BUNGALOW on a HUGE LOT at a price lower than any rent you can find in our city. Greeted with an OPEN PLAN living room with gorgeous wood burning Brick Fireplace & dining space with BRIGHT kitchen boasting plenty of cabinets/counter space and tucked away from the rest of the house. Large Primary Bedroom with room for a full bedroom set. Another 2 good-sized bedrooms, a 4pc main bath & convenient storage closets complete the main level nicely. SEPARATE ACCESS OFF THE SIDE OF THE HOUSE. A CHARMING SOUTH BACKING LOT with Detached Garage & Paved Rear Lane, PRIVATE BACKYARD fully fenced with mature trees for TRUE PRIVACY. AMPLE PARKING with room to park more vehicles on your paved front driveway. Enjoy the private peaceful oasis of a backyard within the hustle & bustle! The finished basement is host to the 4th bedroom (LARGE) another full bathroom, laundry (freezer included) & a great REC ROOM for another gathering area/kids play space. Dry bar with second fridge is perfect for entertaining. A charming CURB APPEAL just adds a ton of character to this beautiful home. Recent updates included; HWT in 2023, Furnace in 2022! A rare covered porch is perfect on those cold winter days to knock off the snow before entering your home! Close to all amenities, walking paths, parks & all levels of schools. Easy access out to the highway for the commuters, this one will SELL FAST! Book your private viewing today to appreciate what great value this Bungalow has to offer! (id:6769)

Recreational, Games room 24.00 Ft x 16.00 Ft

Bedroom 16.50 Ft x 10.50 Ft

3pc Bathroom .00 Ft x .00 Ft

Kitchen 11.50 Ft x 11.00 Ft

Dining room 11.00 Ft x 8.00 Ft

Living room 17.00 Ft x 13.50 Ft

Primary Bedroom 12.00 Ft x 11.50 Ft

Bedroom 10.00 Ft x 9.00 Ft

Bedroom 9.50 Ft x 8.00 Ft

4pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



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**RE/MAX Realty Professionals**

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