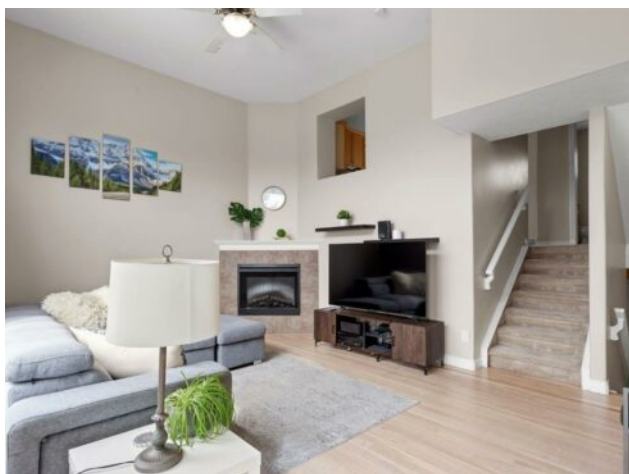


13 Dover Mews SE Calgary, Alberta

MLS # A2221414



\$448,000

Division:	Dover		
Type:	Residential/Four Plex		
Style:	4 Level Split		
Size:	1,421 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Enclosed, Garage Door Opener, Garage Faces Front, Ins		
Lot Size:	0.04 Acre		
Lot Feat:	Back Yard, Close to Clubhouse, Landscaped, Lawn, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 385
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Wood Frame	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: Range Hood, Electric Stove, Dishwasher, Refrigerator, Movable Island, Microwave, Blinds & Curtain Rods, Shelves in Living Room, Mounted Shoe Cabinet, All Lighting & Ceiling Fans as Shown in Listing Photos, Stacked Washer/Dryer, Garage Door Opener(s), Central Vacuum, Mailbox Key(s)

OPEN HOUSE - Sat. June 7th from 1 - 3 pm! WATCH THE VIDEO! - Welcome to #13, nestled in a quiet, well-kept development on the newer side of Dover, closest to the ridge, where breathtaking views are just a short walk away. Built in 2006, with roofs replaced in 2021, this home features a timeless light vinyl exterior w/ brick accents & colored trim. The oversized single attached garage leads into a welcoming entryway w/ a coat closet to your left, garage access to your right, and straight ahead—a door to the sunny, fully developed walkout basement. Just a few steps up, the heart of the home reveals itself w/ 12-ft ceilings, refinished hardwood floors (2025) & large S-facing windows that flood the space with natural light. The expansive living room offers ample space for multiple furniture configurations, a home office nook, & includes a corner gas fireplace plus access to your private upper balcony. The elevated kitchen ft. shaker-style maple cabinetry, well-maintained & ready for your personal touch—either as-is or easily lacquered. All appliances are in great condition, w/ under-cabinet focal lighting & a movable island ideal for family meals or supervising homework while you cook. A large window w/ blinds continues the theme of abundant natural light. This level also includes a convenient powder room & stacked washer/dryer. Upstairs, carpets were replaced in 2021. You’ll find 3 bedrooms & 2 full bathrooms, including a thoughtfully designed primary suite w/ S-facing light, space for a king-sized bed, nightstands, a dresser, hardwood floors, a walk-in closet & a private ensuite bath. A linen closet & 2 additional bedrooms—perfect for kids, guests, or flex use—complete this floor. The fully developed walkout basement is bright and inviting, w/ potential to become an illegal suite (w/ board approval) thanks to its separate

entrance, existing closet & 3rd full bathroom. Currently used as a flex room, it's ideal for a home gym, office, playroom, or even a client-friendly studio. You'll also find a concrete patio and shared backyard space. The garage is just over 19 feet long, insulated, drywalled, and painted—perfect for a small truck. Pets are allowed with board approval. From the upper balcony, enjoy views of brand-new townhomes + nearby million-dollar developments, helping to elevate your future property value. If you want inner-city living without being directly downtown, this is it. Just 10 minutes to downtown Calgary, w/ easy access to Deerfoot Trail, 17th Ave, Memorial Drive & only 14 mins to the airport. Enjoy nearby walking/biking trails, off-leash parks, the ridge w/ downtown, mountain & golf course views, plus Calgary's best outdoor beach volleyball courts, splash parks, playgrounds, picnic areas, outdoor rinks, sports fields & schools. Franklin Train Station is 8 mins away & bus stops are right outside. This townhouse has it all!