

172 Doverglen Crescent SE
Calgary, Alberta

MLS # A2198987



\$434,900

Division:	Dover		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,036 sq.ft.	Age:	1980 (45 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Ceramic Tile, Hardwood, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Garbage
Features:	No Animal Home, No Smoking Home, Storage, Vinyl Windows		

Inclusions: None

Welcome to this charming and beautifully staged bungalow in Dover, offering 4 SPACIOUS BEDROOMS and 2.5 BATHROOMS—all this with NO CONDO FEES and CENTRAL AIR CONDITIONING! The OPEN-CONCEPT main floor is perfect for hosting family gatherings. It features a bright living room, a generous kitchen nook that easily fits a large dining set, and a NEWER KITCHEN that blends style and function. You'll also find two sizable bedrooms, an UPDATED MAIN BATHROOM, and a FANTASTIC PRIMARY SUITE with its own 2-PIECE ENSUITE. Downstairs, the partly finished lower level includes a HUGE FOURTH BEDROOM, an UPDATED 3-PIECE WASHROOM, a laundry area, and ample storage. Enjoy OFF-STREET PARKING for two vehicles at the front, a MASSIVE BACKYARD and a park just across the street. Located only 10 minutes to downtown, 5 minutes from the scenic river pathways, and close to schools and all major amenities. Don't miss this incredible opportunity—book your private showing today!