

# \$459,900 - 8 Dovercliffe Way Se, Calgary

MLS® #A2200621

## \$459,900

4 Bedroom, 2.00 Bathroom, 1,062 sqft  
Single Family on 0 Acres

Dover, Calgary, Alberta

Welcome to 8 Dovercliffe Way SE, a thoughtfully renovated 4-bedroom, 2-bathroom home in the heart of Dover, offering incredible value with NO CONDO FEES! This home features an inviting open-concept floor plan, perfect for modern living, and is ideal for first-time buyers, growing families, or savvy investors. Walking through the front door you're instantly greeted with a bright & functional main floor offering a spacious living and dining area—perfect for entertaining. Upstairs on the upper level you'll be pleased with 3 good-sized bedrooms and a shared bathroom, ideal for families. Downstairs on the lower level you'll find your own private oasis complete with living space, laundry and a spacious 4th bedroom featuring a private ensuite, perfect for guests or rental potential. This home includes: -Upgraded electrical systems for modern efficiency -An on-demand hot water heater for endless hot water and energy savings -Well-maintained and recently serviced furnace for year-round comfort -Fully fenced backyard for privacy and security. -Detached garage, insulated and drywalled, ideal for parking or extra storage -deal from a growing family looking to live in proximity to schools & Close to Nature. West Dover Elementary “ 0.3 km (1-minute drive) Ian Bazalgette Junior High “ 1.2 km (2-minute drive) Forest Lawn High School “ 3 km (6-minute drive) Three beautiful parks within walking distance, perfect for outdoor walks and recreation Unbeatable Location 10 minutes (6.5 km) to downtown



Calgary 3-minute drive for quick access to Deerfoot Trail connecting you to the entire city 18 minutes (18 km) to Calgary International Airport Bus stop (Route 155) just outside the complex and Franklin LRT Station only 6 minutes away (4.5 km) A smart investment move as the neighbourhood is in close proximity to some of Calgary's newest rapid growth areas - featuring million-dollar developments, multifamily properties and continuous expansion. Excellent future value, get in early. Don't miss out schedule your viewing today! (id:6289)

Built in 1972

### Essential Information

Listing #	A2200621
Price	\$459,900
Bedrooms	4
Bathrooms	2.00
Square Footage	1,062
Acres	0.06
Year Built	1972
Type	Single Family
Sub-Type	Row / Townhouse

### Community Information

Address	8 Dovercliffe Way Se
Subdivision	Dover
City	Calgary
Province	Alberta
Postal Code	T2B2C6

### Amenities

Features	Other, PVC window, No Animal Home, No Smoking Home
Parking Spaces	1
Parking	Detached Garage
# of Garages	1

### Interior

Appliances	Refrigerator, Dishwasher, Stove, Hood Fan
Heating	Natural gas Forced air
Cooling	None
Has Basement	Yes
# of Stories	2

### **Exterior**

Exterior	Stucco, Vinyl siding
Construction	Wood frame
Foundation	Poured Concrete

### **Listing Details**

Listing Office	Real Broker
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