# \$430,000 - 8 Dovercliffe Way Se, Calgary

MLS® #A2200621

# \$430,000

4 Bedroom, 2.00 Bathroom, 1,062 sqft Residential on 0.06 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 areaâ€"perfect for entertaining.

Upstairs on the upper level you'll be pleased with 3 good-sized bedrooms and a shared bathroom, ideal for families.

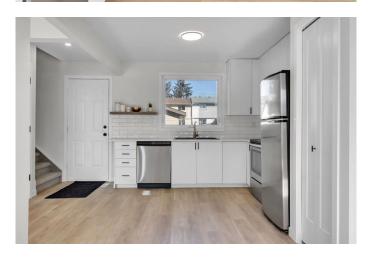
Downstairs on the lower level you'll find your own private oasis complete with living space, laundry and a spacious 4th bedroom featuring a private ensuite, perfect for guests or rental potential.

## 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 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 Trailâ€"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 his 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 outâ€"schedule your viewing today!

#### Built in 1972

#### **Essential Information**

MLS® # A2200621 Price \$430,000

Bedrooms 4
Bathrooms 2.00

Full Baths 2

Square Footage 1,062 Acres 0.06 Year Built 1972 Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

# **Community Information**

Address 8 Dovercliffe Way Se

Subdivision Dover
City Calgary
County Calgary
Province Alberta
Postal Code T2B 2C6

#### **Amenities**

Parking Spaces 1

Parking Single Garage Detached

# of Garages 1

#### Interior

Interior Features No Animal Home, No Smoking Home, Open Floorplan, Recessed

Lighting, Tankless Hot Water, Vinyl Windows, Master Downstairs

Appliances Dishwasher, Electric Stove, Range Hood, Refrigerator

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes

Basement Finished, Full

## **Exterior**

Exterior Features Lighting, Private Yard

Lot Description Back Yard

Roof Asphalt Shingle

Construction Stucco, Vinyl Siding, Wood Frame

Foundation Poured Concrete

# **Additional Information**

Date Listed March 8th, 2025

Days on Market 27

Zoning M-C1

# **Listing Details**

# Listing Office Real Broker

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