

76 Doverglen Crescent SE
Calgary, Alberta

MLS # A2217720



\$499,000

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|------------------|----------------------------------|---------------|-------------------|
| Division: | Dover | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 881 sq.ft. | Age: | 1980 (45 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Double Garage Detached, Driveway | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Rectangular Lot | | |

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|--------------------|----------------------------------|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Hardwood, Laminate, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Wood Frame | Zoning: | R-CG |
| Foundation: | Wood | Utilities: | - |
| Features: | See Remarks | | |

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| Inclusions: | N/A |
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| 3 BEDS | 2 BATHS | SIDE ENTRANCE | DOUBLE DETACHED GARAGE | Convenient Location! | Welcome home to this inviting bi-level located in the community of Dover. It features 3 bedrooms and 2 bathrooms. The main floor offers a spacious living area filled with natural light, flowing into the kitchen and adjacent dining space. Two well-sized bedrooms and a 4-piece bathroom complete the main level. A separate side entrance leads to the lower level, where you'll find a third bedroom, another 4-piece bathroom, and a versatile flex room—perfect for a second living area, entertainment space, or home office. The basement also features a wet bar with cabinets and a sink, adding even more functionality. Outside, enjoy the large deck and a front-to-back paved driveway leading to the double detached garage, providing plenty of parking. Conveniently located close to schools, parks, shopping, and more. Call your favourite agent to schedule a showing today!