

2771 Dovely Park SE
Calgary, Alberta

MLS # A2201681



\$250,000

Division:	Dover		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	634 sq.ft.	Age:	1991 (34 yrs old)
Beds:	2	Baths:	1
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Irregular Lot, No Neighbours Behi		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 248
Basement:	Crawl Space, None	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Storage		

Inclusions: None

Welcome home to one of the best-run condo complexes in Calgary! This peaceful 55+ community has consistently low condo fees along with excellent management. Turnover in this complex is low, so once you are here, you can enjoy your friends for a very long time. The bylaws are very flexible here and pets are allowed with Board approval. This complex was originally built by the Calgary Legion and is designed for people who need mobility aids, so you can age in place with no problem. Visitor parking is plentiful, free, and not attached to any permits or unit permissions. This unit has a small footprint but packs a mighty punch. Perch a chair in the cool, north-facing front yard to say hello to your neighbours as they pass by or set up your garden on the south-facing patio, one of the few fully private patios in the complex. Enjoy single-level living with not a staircase in sight. Please note, the carpet will need to be replaced. The unit has been fully and deeply cleaned, including exhaust fans and under/behind appliances. The carpets have been shampooed, so any discolouration is not dirt. Fresh paint has been applied so you can personalize this lovely little place to your own taste. The neighbours on either side are fabulous people. Get to know your neighbours by gathering at the events at the Amenities Building, or rent the building for cheap for your own events. Check out the 3D Virtual Tour and book your showing today!