

104 Dovista Court
Calgary, Alberta

MLS # A2213062



\$339,900

Division:	Dover		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	967 sq.ft.	Age:	1999 (26 yrs old)
Beds:	4	Baths:	1
Garage:	Single Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 434
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, See Remarks		

Inclusions: None

Discover this exceptional bungalow style villa centrally located in Dover. Tucked away inside a cul-de-sac in a highly sought-after, well-managed complex of just 37 units, exclusively for those aged 40 and up. This serene community is perfect for those looking to unwind and enjoy life. Although the home will need your special touches, it boasts a convenient open concept layout with tons of light . The main level features a gas fireplace that flows effortlessly into the dining and kitchen space —perfect for cozy gatherings. Open space encourages conversation while you entertain and cook from your bright airy kitchen space. There is a generous main floor principal bedroom that create a warm and inviting atmosphere as well as a 4 piece bathroom as well as another bedroom. The space offers privacy as the bedrooms are at opposite ends of the bungalow! The fully finished basement offers ample space with an 2 additional guest rooms boasting additional closet space for storage + large windows. There is a full washroom that has been completely roughed in and is waiting for your final finishing touches. This space is completed a fantastic rec room, perfect for entertaining or relaxing. Additional highlights include an insulated, drywalled single garage with a heater. Located in a quiet cul-de-sac, and backing onto a green belt and park, you’re just steps from Valleyview Regional Park, with quick access to downtown (only 10 minutes away), shopping centers, and the Inglewood Golf Course and Curling Club. This well-funded complex offers very low condo fees and boasts exceptional management. Don’t let this opportunity slip away! Schedule your private showing today before this gem is gone!