

## 2640 Dovely Court SE Calgary, Alberta

**MLS # A2226074**



**\$325,000**

|                  |                              |               |                   |
|------------------|------------------------------|---------------|-------------------|
| <b>Division:</b> | Dover                        |               |                   |
| <b>Type:</b>     | Residential/Other            |               |                   |
| <b>Style:</b>    | Bungalow                     |               |                   |
| <b>Size:</b>     | 818 sq.ft.                   | <b>Age:</b>   | 1990 (35 yrs old) |
| <b>Beds:</b>     | 2                            | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Attached Carport             |               |                   |
| <b>Lot Size:</b> | 0.09 Acre                    |               |                   |
| <b>Lot Feat:</b> | Few Trees, Landscaped, Paved |               |                   |

|                    |   |                   |          |
|--------------------|---|-------------------|----------|
| <b>Heating:</b>    | Forced Air  | <b>Water:</b>     | -        |
| <b>Floors:</b>     | Carpet, Laminate  | <b>Sewer:</b>     | -        |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | \$ 345   |
| <b>Basement:</b>   | Full, Partially Finished  | <b>LLD:</b>       | -        |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame  | <b>Zoning:</b>    | M-CG d28 |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -        |
| <b>Features:</b>   | Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan |                   |          |

**Inclusions:** N/A

Looking to downsize without compromising on comfort or space? This beautifully maintained 2-bedroom bungalow-style end unit offers just that—and more. Tucked into a quiet, well-managed 50+ complex, this rare find combines privacy, convenience, and lifestyle. Enjoy an abundance of natural light from south, west, and north-facing windows, creating a warm and welcoming atmosphere throughout the open-concept living and dining areas. The cozy gas fireplace adds a touch of comfort for relaxing evenings. Thoughtfully designed for easy living, the main floor features two generously sized bedrooms, full bathroom, main floor laundry, and a private, fenced patio—perfect for morning coffee or afternoon sun. The basement offers plenty of extra space for an entertainment area or hobby room and also has another full bathroom. For convenience, the FURNACE has been updated! This is one of the rare end units in the complex, offering added privacy and extra yard space. Your own covered carport is right out front for convenience year-round. Enjoy friendly social opportunities with a coffee room just across the street, plus a clubhouse available for private events, family gatherings, or celebrations at a reasonable rental rate. Located just minutes from the scenic walking paths, Inglewood Golf & Curling Club, and with easy access to major roadways, this home is perfectly situated for both quiet living and everyday convenience. A rare opportunity to enjoy comfortable, low-maintenance living in a vibrant adult community.