

2640 Dovely Court SE
Calgary, Alberta

MLS # A2296864



\$309,900

Division:	Dover		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	813 sq.ft.	Age:	1990 (36 yrs old)
Beds:	2	Baths:	2
Garage:	Additional Parking, Attached Carport, Guest		
Lot Size:	0.09 Acre		
Lot Feat:	Few Trees, Landscaped, Paved		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 363
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-CG d28
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage		

Inclusions: N/A

****OPEN HOUSE - Thurs, May 14 from 2pm-5pm**** Welcome to Dovely Court, a vibrant 55+ community where neighbours still connect over coffee, check in on one another, and genuinely look out for each other. This bright end-unit bungalow is one of those rare finds that just feels right the moment you walk in. More natural light, more privacy, and all the work already done for you. With over \$23,000 in upgrades, this home has been thoughtfully refreshed and is truly move-in ready. Freshly painted kitchen cabinets, all walls professionally repainted, brand new carpets, a custom built-in pantry, and brand new blinds throughout. Add in updated locks, added security features, a new upstairs toilet, and heated flooring in the basement bathroom. It's the kind of home where you don't walk in and start a to-do list, you just start planning how you'll live in it. What really sets this home apart is how it's been designed for real life long term. Low light switches, an alert light system for added safety, wide hallways and doorways for accessibility, 12 ft safety railings, and bathroom grab bars are all thoughtfully in place so you can stay comfortably in your home for years to come. Everything you need is on the main floor, making daily living simple and stress-free. Downstairs, you have flexibility. A full bathroom with heated floors and space for storage, hobbies, or future guest accommodations. Step outside to a quiet setting with a green buffer behind, covered parking right out front, and a welcoming community filled with great neighbours. This well-managed complex is exceptionally maintained, with condo fees that include water and units that rarely come available. It feels tucked away and peaceful while still being close to walking paths, shopping, and everything you need. If you've been thinking about right-sizing but didn't want it to feel like a downgrade, this

is your chance. Come experience it in person. It's one of those homes you truly have to walk through to appreciate.