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15 Doverville Way SE
Calgary, Alberta

MLS # A2338609

$425,000

Division:	Dover		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	963 sq.ft.	**Age:**	1979 (47 yrs old)
Beds:	4	**Baths:**	2
Garage:	Oversized, Single Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Cul-De-Sac, Irregular Lot		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Tile, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame, Wood Siding	**Zoning:**	R-C2
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Ceiling Fan(s)		

Inclusions: Basement Suite: Electric Stove, Hood Fan, Refrigerator, Washer, Dryer

Welcome to this fantastic bi-level semi-detached home, ideally situated on a quiet cul-de-sac just steps from a nearby playground, perfect for families or savvy investors alike. This property features a LEGAL secondary suite, offering incredible flexibility: live up and rent down, house extended family, or maximize your investment with two income-producing units. The upper level boasts 2 bedrooms, freshly updated with new vinyl plank flooring and a fresh coat of paint throughout, creating a bright, move-in-ready space. Downstairs, the legal suite offers 2 additional bedrooms and a bright, functional living space. Each unit comes complete with its own washer and dryer, ensuring privacy and convenience for both levels. Outside, enjoy a large backyard, along with an oversized single detached garage for secure parking and extra storage.

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