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48 Doverglen Crescent SE
Calgary, Alberta

MLS # A2352903

$575,900

Division:	Dover		
Type:	Residential/House		
Style:	Bungalow		
Size:	978 sq.ft.	**Age:**	1980 (46 yrs old)
Beds:	5	**Baths:**	3
Garage:	220 Volt Wiring, Additional Parking, Double Garage Detached, See Remarks		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard, Level, No Back Lane, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Ceramic Tile, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	R-C1
Foundation:	Poured Concrete	**Utilities:**	-

Features: Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Vinyl Windows

Inclusions: refrigerator, electric stove, washer, dryer, 2 garage fobs

Fantastic opportunity to own and live upstairs with income from your legal suite. This 3 bdrm FULLY RENOVATED HOME HAS A LEGAL 2 BDRM AND DEN SUITE DOWNSTAIRS WITH ITS OWN PRIVATE ENTRANCE AND ITS OWN LAUNDRY. 6100 SQ FT LOT, RCG lot, 150 ft deep. There's little to want for in this home. An open floor plan with a NEW KITCHEN, KITCHEN ISLAND, THICK QUARTZ COUNTERS, and NEW BATHS WITH QUARTZ COUNTERS. ALL ELECTRICAL AND PLUMBING REDONE, NEW LIGHTING, NEW DRYWALL, NEW FLOORS, NEW PAINT, NEW CEILINGS, UPDATED WINDOWS THROUGHOUT, NEW VINYL SIDING, NEW ROOF. DBL GARAGE WITH EXTRA PARKING, LONG PAVED DRIVEWAY, 220 VOLT IN THE GARAGE. CLOSE TO ALL TRANSIT AND SHOPPING, 1 km from Deerfoot, 10 mins from downtown Calgary. It's a WIN-WIN in every way that you look at it.

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