

## 8 Dovercliffe Way SE Calgary, Alberta

**MLS # A2200621**



**\$430,000**

<b>Division:</b>	Dover		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,062 sq.ft.	<b>Age:</b>	1972 (53 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, Primary Downstairs, Recessed Lighting, Tankless Hot Water, Vinyl Windows		

**Inclusions:** n/a

Welcome to 8 Dovercliffe Way SE, a thoughtfully renovated 4-bedroom, 2-bathroom home in the heart of Dover, offering incredible value with NO CONDO FEES! This home features an inviting open-concept floor plan, perfect for modern living, and is ideal for first-time buyers, growing families, or savvy investors. Walking through the front door you're instantly greeted with a bright & functional main floor offering a spacious living and dining area—perfect for entertaining. Upstairs on the upper level you'll be pleased with 3 good-sized bedrooms and a shared bathroom, ideal for families. Downstairs on the lower level you'll find your own private oasis complete with living space, laundry and a spacious 4th bedroom featuring a private ensuite, perfect for guests or rental potential. This home includes:

- Upgraded electrical systems for modern efficiency
- An on-demand hot water heater for endless hot water and energy savings
- Well-maintained and recently serviced furnace for year-round comfort
- Fully fenced backyard for privacy and security.
- Detached garage, insulated and drywalled, ideal for parking or extra storage

Ideal from a growing family looking to live in proximity to schools & Close to Nature. West Dover Elementary &— 0.3 km (1-minute drive) Ian Bazalgette Junior High &— 1.2 km (2-minute drive) Forest Lawn High School &— 3 km (6-minute drive) Three beautiful parks within walking distance, perfect for outdoor walks and recreation Unbeatable Location 10 minutes (6.5 km) to downtown Calgary 3-minute drive for quick access to Deerfoot Trail—connecting you to the entire city 18 minutes (18 km) to Calgary International Airport Bus stop (Route 155) just outside the complex and Franklin LRT Station only 6 minutes away (4.5 km)