

# \$430,000 - 8 Dovercliffe Way Se, Calgary

MLS® #A2200621

**\$430,000**

4 Bedroom, 2.00 Bathroom, 1,062 sqft  
Residential on 0.06 Acres

Dover, Calgary, Alberta

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)

Built in 1972

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2200621      |
| Price          | \$430,000     |
| Bedrooms       | 4             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,062         |
| Acres          | 0.06          |
| Year Built     | 1972          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

## Community Information

Address 8 Dovercliffe Way Se

|             |         |
|-------------|---------|
| Subdivision | Dover   |
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T2B 2C6 |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 1                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Tankless Hot Water, Vinyl Windows, Master Downstairs |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator   |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### **Exterior**

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Lighting, Private Yard           |
| Lot Description   | Back Yard                        |
| Roof              | Asphalt Shingle                  |
| Construction      | Stucco, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                  |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 8th, 2025 |
| Days on Market | 47              |
| Zoning         | M-C1            |

### **Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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