

**44 Doverdale Mews SE  
Calgary, Alberta**

**MLS # A2281867**

**\$249,900**



|                  |                         |               |                   |
|------------------|-------------------------|---------------|-------------------|
| <b>Division:</b> | Dover                   |               |                   |
| <b>Type:</b>     | Residential/Four Plex   |               |                   |
| <b>Style:</b>    | 2 Storey                |               |                   |
| <b>Size:</b>     | 858 sq.ft.              | <b>Age:</b>   | 1970 (56 yrs old) |
| <b>Beds:</b>     | 2                       | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Parking Pad             |               |                   |
| <b>Lot Size:</b> | 0.03 Acre               |               |                   |
| <b>Lot Feat:</b> | Front Yard, See Remarks |               |                   |

|                    |                                |                   |      |
|--------------------|--------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                     | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle, Membrane      | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                           | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame       | <b>Zoning:</b>    | M-C1 |
| <b>Foundation:</b> | Poured Concrete                | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Vinyl Windows                  |                   |      |

  

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|--------------------|--------------------|
| <b>Inclusions:</b> | outdoor greenhouse |
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Welcome to 44 Doverdale Mews, tucked into the tight knit community of Dover on a quiet, low traffic residential street, and close to parks, playgrounds, and schools. This west facing home is bright and functional, offering over 1200 square feet of living space and excellent potential for those looking to add value with some updating. The layout includes two bedrooms and one bathroom, making it a great option for first time buyers, renovators, or investors. This is not a condo and there are no condo fees. Recent updates include a newer fence, a newer roof with asphalt membrane completed around 2020, a newer furnace installed approximately in 2019, and windows replaced approx. 2017. The location offers easy access to downtown Calgary, Deerfoot Trail, Peigan Trail, and 52 Street, making daily commuting simple and convenient. The property is being sold in as-is condition and is priced accordingly, presenting a solid opportunity in an established community. Photos may be digitally enhanced for marketing purposes. No structural changes or alterations to the property are depicted. Please contact your Realtor to schedule a private showing.