

44 Doverdale Mews SE
Calgary, Alberta**MLS # A2281867****\$249,900**

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

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

Inclusions: outdoor greenhouse

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.