

# \$470,000 - 47 Doverglen Crescent Se, Calgary

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MLS® #A2259256

## \$470,000

3 Bedroom, 2.00 Bathroom, 967 sqft

Residential on 0.10 Acres

Dover, Calgary, Alberta

What A Great investment opportunity for investor and first house buyer! This bungalow located in the well- established community of Dover Glen. The main level is finished with laminate flooring and oversized windows provide a generous amount of natural light. Main floor has 3 bedrooms, including a large master bedroom and a 4 pc bathroom. There is a door beside the kitchen that allows the front door and back door of the house to access the main level and basement independently, creating two distinct spaces. Options are endless in the finished basement with additional 3 pc bathroom and large family room, kitchen area, and so on. Relax in the sunny, west facing, private backyard. Walking distance to public transportation, schools, shopping and more. Don't miss this opportunity and call today, It will be your fantastic and warm home!

Built in 1980

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2259256  |
| Price          | \$470,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 967       |
| Acres          | 0.10      |
| Year Built     | 1980      |



|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | Bungalow    |
| Status   | Active      |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 47 Doverglen Crescent Se |
| Subdivision | Dover                    |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T2B 2S2                  |

### Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 2          |
| Parking        | Off Street |
| # of Garages   | 2          |

### Interior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, See Remarks, Separate Entrance |
| Appliances        | Dishwasher, Dryer, Electric Range, Microwave, Refrigerator      |
| Heating           | Forced Air, Natural Gas                                         |
| Cooling           | None                                                            |
| Has Basement      | Yes                                                             |
| Basement          | Finished, Full                                                  |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Fire Pit, Private Yard, Storage |
| Lot Description   | Back Yard, Rectangular Lot      |
| Roof              | Asphalt Shingle                 |
| Construction      | Vinyl Siding, Wood Frame        |
| Foundation        | Poured Concrete                 |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 22nd, 2025 |
| Days on Market | 16                   |
| Zoning         | R-C1                 |

### Listing Details



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