

# \$449,900 - 172 Doverglan Crescent Se, Calgary

MLS® #A2198987

**\$449,900**

4 Bedroom, 3.00 Bathroom, 1,036 sqft

Residential on 0.09 Acres

Dover, Calgary, Alberta

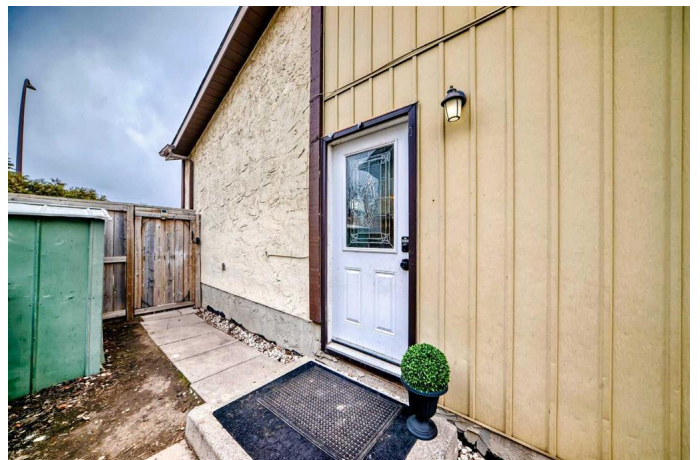
Welcome to this charming and beautifully staged bungalow in Dover, offering 4 SPACIOUS BEDROOMS and 2.5 BATHROOMS—all this with NO CONDO FEES and CENTRAL AIR CONDITIONING! The OPEN-CONCEPT main floor is perfect for hosting family gatherings. It features a bright living room, a generous kitchen nook that easily fits a large dining set, and a NEWER KITCHEN that blends style and function. You'll also find two sizable bedrooms, an UPDATED MAIN BATHROOM, and a FANTASTIC PRIMARY SUITE with its own 2-PIECE ENSUITE. Downstairs, the partly finished lower level includes a HUGE FOURTH BEDROOM, an UPDATED 3-PIECE WASHROOM, a laundry area, and ample storage. Enjoy OFF-STREET PARKING for two vehicles at the front, a MASSIVE BACKYARD and a park just across the street. Located only 10 minutes to downtown, 5 minutes from the scenic river pathways, and close to schools and all major amenities. Don't miss this incredible opportunity—book your private showing today!

Built in 1980

## Essential Information

MLS® # A2198987

Price \$449,900



Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,036
Acres	0.09
Year Built	1980
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

### Community Information

Address	172 Doverglen Crescent Se
Subdivision	Dover
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 2P6

### Amenities

Utilities	Electricity Connected, Natural Gas Connected, Garbage Collection, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Parking Pad

### Interior

Interior Features	No Animal Home, No Smoking Home, Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Landscaped
Roof	Asphalt
Construction	Stucco, Wood Frame

Foundation                  Poured Concrete

### **Additional Information**

Date Listed                  April 17th, 2025

Days on Market            4

Zoning                        R-CG

### **Listing Details**

Listing Office                CIR Realty

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