

# \$250,000 - 2771 Dovely Park Se, Calgary

MLS® #A2201681

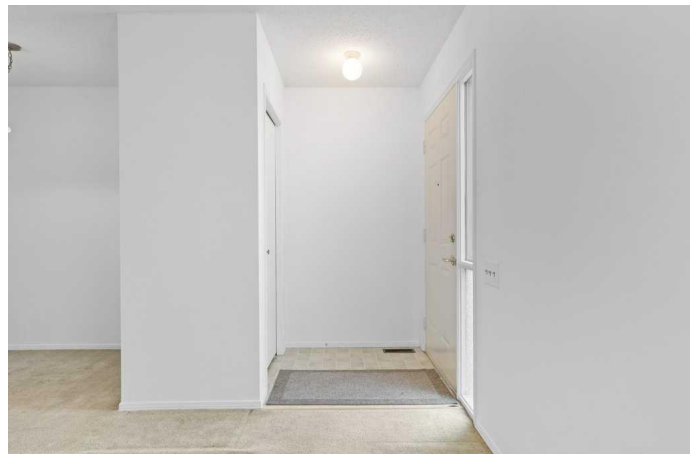
**\$250,000**

2 Bedroom, 1.00 Bathroom, 634 sqft

Residential on 0.07 Acres

Dover, Calgary, Alberta

Welcome home to one of the best-run condo complexes in Calgary! This peaceful 55+ community has consistently low condo fees along with excellent management. Turnover in this complex is low, so once you are here, you can enjoy your friends for a very long time. The bylaws are very flexible here and pets are allowed with Board approval. This complex was originally built by the Calgary Legion and is designed for people who need mobility aids, so you can age in place with no problem. Visitor parking is plentiful, free, and not attached to any permits or unit permissions. This unit has a small footprint but packs a mighty punch. Perch a chair in the cool, north-facing front yard to say hello to your neighbours as they pass by or set up your garden on the south-facing patio, one of the few fully private patios in the complex. Enjoy single-level living with not a staircase in sight. Please note, the carpet will need to be replaced. The unit has been fully and deeply cleaned, including exhaust fans and under/behind appliances. The carpets have been shampooed, so any discolouration is not dirt. Fresh paint has been applied so you can personalize this lovely little place to your own taste. The neighbours on either side are fabulous people. Get to know your neighbours by gathering at the events at the Amenities Building, or rent the building for cheap for your own events. Check out the 3D Virtual Tour and book your showing today!



Built in 1991

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2201681      |
| Price          | \$250,000     |
| Bedrooms       | 2             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 634           |
| Acres          | 0.07          |
| Year Built     | 1991          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Bungalow      |
| Status         | Active        |

## Community Information

|             |                     |
|-------------|---------------------|
| Address     | 2771 Dovely Park Se |
| Subdivision | Dover               |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T2B 3G8             |

## Amenities

|                |             |
|----------------|-------------|
| Amenities      | Clubhouse   |
| Parking Spaces | 1           |
| Parking        | Parking Pad |

## Interior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Storage                                                    |
| Appliances        | Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                    |
| Cooling           | None                                                                          |
| Has Basement      | Yes                                                                           |
| Basement          | Crawl Space, None                                                             |

## Exterior

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| Exterior Features | Lighting, Rain Gutters                                                       |
| Lot Description   | Back Yard, Backs on to Park/Green Space, No Neighbours Behind, Irregular Lot |
| Roof              | Asphalt Shingle                                                              |
| Construction      | Brick, Stucco, Wood Frame                                                    |
| Foundation        | Poured Concrete                                                              |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 26th, 2025 |
| Days on Market | 37               |
| Zoning         | M-CG             |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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