

# \$539,900 - 183 Dovely Crescent Se, Calgary

MLS® #A2236785

**\$539,900**

5 Bedroom, 2.00 Bathroom, 1,054 sqft  
Residential on 0.09 Acres

Dover, Calgary, Alberta

Welcome to 183 Dovely Cr SE - fantastic opportunity for home buyers and investors alike. This well maintained bungalow offers 5 bedrooms, 2 full bathrooms featuring a LEGAL basement suite. It is perfect for families wanting a mortgage-helper/multi generational living or investors seeking strong rental potential. The main level showcases an inviting open-concept layout with a spacious open kitchen. Three comfortable bedrooms and a full bathroom complete the main floor. The LEGAL basement suite is thoughtfully finished with two additional bedrooms, a full bathroom, its own kitchen, and separate laundry—offering excellent flexibility for extended family living or rental revenue. Currently generating over \$3,700/month in combined rents (\$2,050 upstairs and \$1,675 downstairs), both on month-to-month terms. Outside, enjoy a neatly landscaped yard with a spacious deck, perfect for relaxing or entertaining. Located on a quiet street in Dover, close to schools, parks, shopping, transit, and with convenient access to downtown Calgary. Whether you're looking to invest or live with the benefit of a mortgage helper, this property offers exceptional value and opportunity.

Built in 1975

## Essential Information

MLS® #                      A2236785



|                |             |
|----------------|-------------|
| Price          | \$539,900   |
| Bedrooms       | 5           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,054       |
| Acres          | 0.09        |
| Year Built     | 1975        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 183 Dovely Crescent Se |
| Subdivision | Dover                  |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2B 2K9                |

### Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

### Interior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Recessed Lighting, Separate Entrance, Vinyl Windows |
| Appliances        | Dryer, Electric Stove, Refrigerator, Washer, Washer/Dryer Stacked   |
| Heating           | High Efficiency, Forced Air, Hot Water, Natural Gas                 |
| Cooling           | None                                                                |
| Has Basement      | Yes                                                                 |
| Basement          | Full, Suite                                                         |

### Exterior

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior Features | Covered Courtyard, Fire Pit       |
| Lot Description   | Back Lane, Rectangular Lot        |
| Roof              | Asphalt Shingle                   |
| Construction      | Concrete, Wood Frame, Wood Siding |
| Foundation        | Poured Concrete                   |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 9th, 2025 |
| Days on Market | 42             |
| Zoning         | R-CG           |

### **Listing Details**

|                |                  |
|----------------|------------------|
| Listing Office | Five Star Realty |
|----------------|------------------|

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