

# \$539,000 - 192 Dovercliffe Way Se, Calgary

MLS® #A2259814

**\$539,000**

4 Bedroom, 2.00 Bathroom, 972 sqft

Residential on 0.09 Acres

Dover, Calgary, Alberta

WELCOME HOME! Amazing opportunity in Dover! This fully renovated bungalow is the perfect addition to your portfolio. Featuring 4 bedrooms plus a self-contained 1-bedroom illegal suite, you can live upstairs and rent down—or rent out both levels for maximum income potential. The main floor offers a bright living area with a modern electric fireplace feature wall, a stunning kitchen with full-height cabinetry, stainless steel appliances, and large windows, plus 3 bedrooms and an updated 4-piece bath. Off the kitchen, you™ll find direct access to the backyard and garage. The lower level has been fully renovated to maximize rental appeal, with a spacious living/dining area, a sleek kitchen, new laminate flooring throughout, a full bathroom, a generous bedroom, and a separate laundry/storage room. Step outside to enjoy the sunny south-facing backyard, complete with a large patio, oversized double garage, and additional RV parking—highly desirable features for tenants and a huge value-add for investors. Located just minutes from schools, shopping, transit, and parks, this property truly checks all the boxes for a smart investment. Don™t miss your chance to call this place home!

Built in 1971

## Essential Information

MLS® #

A2259814



|                |             |
|----------------|-------------|
| Price          | \$539,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 972         |
| Acres          | 0.09        |
| Year Built     | 1971        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 192 Dovercliffe Way Se |
| Subdivision | Dover                  |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2B 1W7                |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Open Floorplan, See Remarks, Separate Entrance, Storage            |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                            |
| Cooling           | None                                                                                  |
| Fireplace         | Yes                                                                                   |
| # of Fireplaces   | 1                                                                                     |
| Fireplaces        | Gas                                                                                   |
| Has Basement      | Yes                                                                                   |
| Basement          | Finished, Full, Suite                                                                 |

### Exterior

|                   |                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------|
| Exterior Features | Other, Private Yard, Storage                                                                          |
| Lot Description   | Back Lane, Back Yard, Low Maintenance Landscape, Private, Rectangular Lot, Treed, Interior Lot, Other |
| Roof              | Asphalt Shingle                                                                                       |
| Construction      | Vinyl Siding, Wood Frame                                                                              |
| Foundation        | Poured Concrete                                                                                       |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 24th, 2025 |
| Days on Market | 29                   |
| Zoning         | R-CG                 |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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