

# \$339,900 - 104 Dovista Court, Calgary

MLS® #A2213062

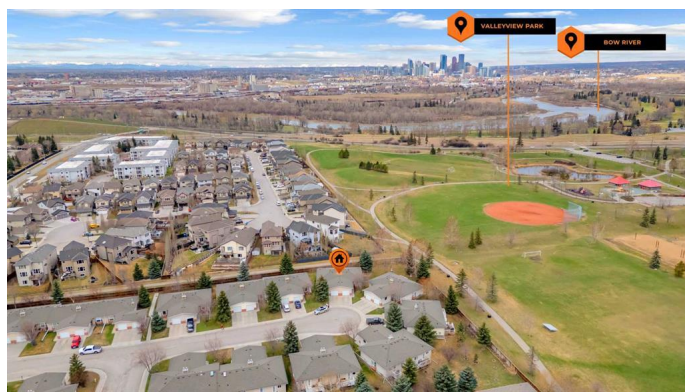
**\$339,900**

4 Bedroom, 1.00 Bathroom, 967 sqft

Residential on 0.12 Acres

Dover, Calgary, Alberta

Discover this exceptional bungalow style villa centrally located in Dover. Tucked away inside a cul-de-sac in a highly sought-after, well-managed complex of just 37 units, exclusively for those aged 40 and up. This serene community is perfect for those looking to unwind and enjoy life. Although the home will need your special touches, it boasts a convenient open concept layout with tons of light. The main level features a gas fireplace that flows effortlessly into the dining and kitchen space – perfect for cozy gatherings. Open space encourages conversation while you entertain and cook from your bright airy kitchen space. There is a generous main floor principal bedroom that create a warm and inviting atmosphere as well as a 4 piece bathroom as well as another bedroom. The space offers privacy as the bedrooms are at opposite ends of the bungalow! The fully finished basement offers ample space with an 2 additional guest rooms boasting additional closet space for storage + large windows. There is a full washroom that has been completely roughed in and is waiting for your final finishing touches. This space is completed a fantastic rec room, perfect for entertaining or relaxing. Additional highlights include an insulated, drywalled single garage with a heater. Located in a quiet cul-de-sac, and backing onto a green belt and park, you™re just steps from Valleyview Regional Park, with quick access to downtown (only 10 minutes away), shopping centers, and the



Inglewood Golf Course and Curling Club. This well-funded complex offers very low condo fees and boasts exceptional management. Don't let this opportunity slip away! Schedule your private showing today before this gem is gone!

Built in 1999

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2213062               |
| Price          | \$339,900              |
| Bedrooms       | 4                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 967                    |
| Acres          | 0.12                   |
| Year Built     | 1999                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bungalow |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 104 Dovista Court |
| Subdivision | Dover             |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2B 3P4           |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Other                  |
| Parking Spaces | 1                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Open Floorplan, See Remarks |
|-------------------|--------------------------------------------------------------|

|                 |                                                                                  |
|-----------------|----------------------------------------------------------------------------------|
| Appliances      | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating         | Forced Air                                                                       |
| Cooling         | None                                                                             |
| Fireplace       | Yes                                                                              |
| # of Fireplaces | 1                                                                                |
| Fireplaces      | Gas                                                                              |
| Has Basement    | Yes                                                                              |
| Basement        | Full, Partially Finished                                                         |

## Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | Other                                   |
| Lot Description   | Back Yard, Backs on to Park/Green Space |
| Roof              | Asphalt Shingle                         |
| Construction      | Vinyl Siding, Wood Frame                |
| Foundation        | Poured Concrete                         |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 24th, 2025 |
| Days on Market | 11               |
| Zoning         | M-CG             |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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