99 Dovercliffe Way SE

Calgary | Active | MLS® A2347998

$569,900









Bedrooms	Bathrooms	Year Built	Living area
5	**2**	**1971**	**1,086.87 sq. ft.**

Your next move starts with a conversation.

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Listed by Century 21 Bamber Realty LTD.

A closer look

HOME SWEET HOME! Welcome to this RECENTLY and FULLY RENOVATED bungalow. Immediate possession possible! This 5 bedroom home has a 3 bedrooms upstairs and 2 in the basement. The illegal 2 bedroom BASEMENT SUITE has a long term tenant with a separate entrance. This offers you EXCEPTIONAL VALUE and INVESTMENT POTENTIAL in the sought-after community of Dover! Perfect opportunity for investors, multi-generational living, or homeowners looking for a mortgage helper! Extensively renovated throughout, this outstanding home is loaded with UPGRADES including new kitchens on both floors, quartz countertops, luxury vinyl plank flooring, updated bathrooms, new windows and doors, stainless steel appliances, modern lighting, custom blinds, and much more. The bright and spacious main level offers an open-concept floor plan complete with a bright foyer, formal dining room and the modern gourmet chef's kitchen with quartz countertops, quartz island with an eating bar, convenient pantry, stainless steel appliances and ample gleaming white cabinetry. Completing the floor is a main floor laundry room, stunning 4 piece bathroom and 3 great-sized bedrooms including the spacious, magnificent master retreat. The FULLY DEVELOPED ILLEGAL BASEMENT SUITE features 2 bedrooms, a full bathroom, an open-concept kitchen, living and dining space, plus a large laundry, utility, and storage room. This property also includes a rough-in for a potential third bathroom, adding even more future value. Outside, enjoy the large fully fenced and landscaped backyard along with a parking pad that can accommodate 2 vehicles or an RV. Conveniently located close to parks, playgrounds, schools, shopping, public transit, downtown Calgary, the airport, and all major amenities, this is an incredible opportunity for both investors and first-time buyers alike. The basement tenant is willing to stay and currently assists with yard maintenance as part of the lease. The current owner is also willing to secure an upstairs tenant for added investment convenience. Don’t miss out on this rare and fantastic opportunity, book your private viewing today! Listing features some virtual staging.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2347998
Bedrooms	5
Bathrooms	2
Year Built	1971
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes

Num Legal Suites:	0
Num Illegal Suites:	1
Home Style:	Bungalow
Total Living Area:	1,086.87 sq. ft.
Main Level Finished Area:	1,086.87 sq. ft.
Below Grade Finished Area:	974.33 sq. ft.
Acreage:	No
Lot Area:	4,111 sq. ft.
Lot Frontage:	41'1"
Front Exposure:	West
Unit Exposure:	West
Floor Location:	Ground
Levels:	One
End Unit:	No Common Walls
Total Rooms Above Grade:	7
Year built:	1971 (Age: 55)
Bedrooms:	5 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	3
Bedrooms Below Grade:	2
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	7734JK
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Separate/Exterior Entry, Walk Up
Foundation:	ICF Block, Poured Concrete

New Constr.:	No
Construction Material:	Concrete, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Vinyl Plank
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Parking Pad, RV Access/Parking
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement, Main Level
City Quadrant:	Southeast
Community:	Dover
Appliances:	Electric Range, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked
Inclusions:	BASEMENT - ELECTRIC RANGE, FRIDGE, MICROWAVE, WASHER/DRYER, HOODFAN
Restrictions:	Airspace Restriction
Main Floor	Foyer · 4'10" × 3'3" ·
Main Floor	Kitchen · 15'11" × 11'8" ·
Main Floor	Dining Room · 15'11" × 11'8" ·
Main Floor	Living Room · 15'11" × 15'7" ·
Main Floor	Laundry · 3'5" × 3'3" ·
Main Floor	Bedroom - Primary · 12'2" × 12' ·
Main Floor	Bedroom · 12' × 8' ·

Main Floor	Bedroom · 12' × 9'11" ·
Basement	Kitchen · 14'2" × 5'2" ·
Basement	Dining Room · 14'2" × 5'2" ·
Basement	Living Room · 21' × 13'7" ·
Basement	Bedroom - Primary · 11'6" × 11'4" ·
Basement	Bedroom · 11'3" × 9'3" ·
Basement	Laundry · 21' × 14'3" ·
Basement	Storage · 6'1" × 5'3" ·
Title to Land:	Fee Simple
Community Features:	Airport/Runway, Golf, Park, Playground, Pond, Pool, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Bathroom Rough-in, Breakfast Bar, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Storage
Exterior Features:	Private Entrance, Private Yard
Patio And Porch Features:	Patio, See Remarks
Lot Features:	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Level, Private, Rectangular Lot, See Remarks, Street Lighting, Views
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone E
Zoning:	R-CG
Listed Date:	Sep 25, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/99-dovercliffe-way-se-calgary-a2347998/

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