

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

MLS® #A2213062

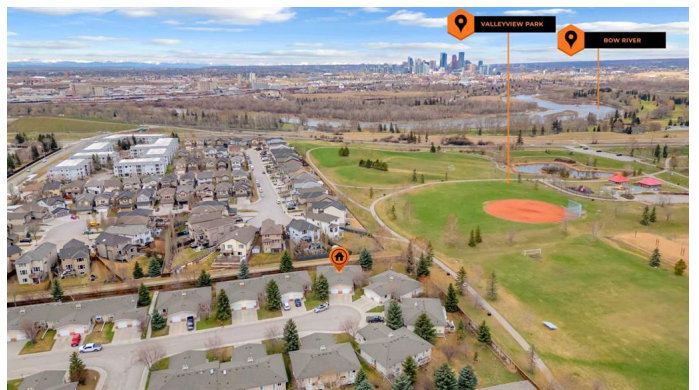
**\$339,900**

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. Donâ€™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	14
Zoning	M-CG

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.