

# \$419,900 - 31 Doverville Way Se, Calgary

MLS® #A2226253

**\$419,900**

3 Bedroom, 2.00 Bathroom, 1,009 sqft  
Residential on 0.07 Acres

Dover, Calgary, Alberta

Renovated Bi-Level End Unit Duplex Backing  
Onto Park

Welcome to this beautifully updated bi-level half duplex, ideally located on a quiet street and backing onto a peaceful greenspace. This charming end unit offers a functional layout with 3 bedrooms, 1.5 bathrooms, and a host of upgrades that make it move-in ready and full of potential.

Step inside to discover a bright and airy main level highlighted by large newer windows that flood the space with natural light. The kitchen features sleek stainless steel appliances, complemented by a generous dining area—perfect for hosting family and friends. The spacious living room showcases a cozy wood-burning fireplace, adding warmth and character to the space. Two generously sized bedrooms, a full bathroom, and access to a large deck round out the main floor—ideal for relaxing or entertaining with a view of the park. The mostly developed lower level offers a third bedroom, a half bathroom, and additional space ready for your personal finishing touches—perfect for a home office, gym, or recreation room.

Recent updates include a new furnace (2016) and a full main-level renovation (2012), ensuring both comfort and peace of mind. The expansive backyard offers direct access to greenspace, making it the ideal retreat for outdoor living and play.

Located close to schools, parks, public transit, and all essential amenities, this home offers



the perfect blend of convenience, comfort, and value.

Don't miss out on this fantastic opportunity—call your favourite REALTOR® TO schedule your private showing today!

Built in 1979

### Essential Information

MLS® #	A2226253
Price	\$419,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,009
Acres	0.07
Year Built	1979
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

### Community Information

Address	31 Doverville Way Se
Subdivision	Dover
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 2N6

### Amenities

Parking Spaces	3
Parking	Enclosed, On Street, Parking Pad, RV Access/Parking

### Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Kitchen Island, Vinyl Windows, Wet Bar
Appliances	Dishwasher, Dryer, Electric Oven, Microwave, Range Hood, Refrigerator, Washer, Window Coverings

Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Partial, Partially Finished

## Exterior

Exterior Features	Balcony, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Cul-De-Sac, Lawn, Level, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 30th, 2025
Days on Market	32
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX iRealty Innovations
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