

# \$245,000 - 2771 Dovely Park Se, Calgary

MLS® #A2201681

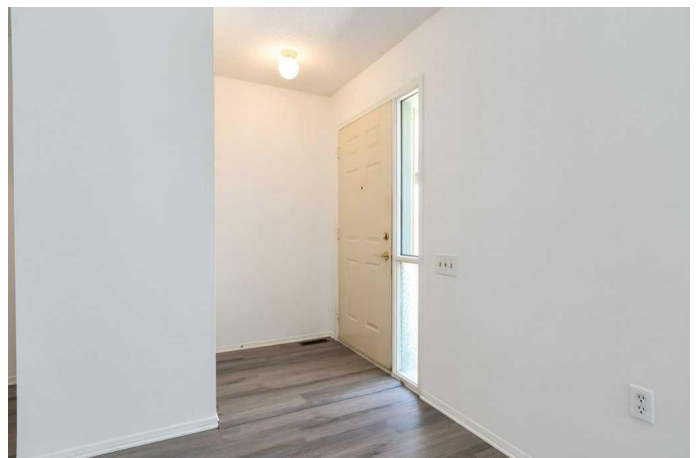
**\$245,000**

2 Bedroom, 1.00 Bathroom, 634 sqft

Residential on 0.07 Acres

Dover, Calgary, Alberta

**\*\*Brand new LVP flooring just installed throughout\*\*** Welcome home to one of the best-run condo complexes in Calgary! This peaceful 55+ community has consistently low condo fees along with excellent management. Turnover in this complex is low, so once you are here, you can enjoy your friends for a very long time. The bylaws are very flexible here and pets are allowed with Board approval. This complex was originally built by the Calgary Legion and is designed for people who need mobility aids, so you can age in place with no problem. Visitor parking is plentiful, free, and not attached to any permits or unit permissions. This unit has a small footprint but packs a mighty punch. Perch a chair in the cool, north-facing front yard to say hello to your neighbours as they pass by or set up your garden on the south-facing patio, one of the few fully private patios in the complex. Enjoy single-level living with not a staircase in sight. Please note, the carpet will need to be replaced. The unit has been fully and deeply cleaned, including exhaust fans and under/behind appliances. The carpets have been shampooed, so any discolouration is not dirt. Fresh paint has been applied so you can personalize this lovely little place to your own taste. The neighbours on either side are fabulous people. Get to know your neighbours by gathering at the events at the Amenities Building, or rent the building for cheap for your own events. Check out the 3D Virtual Tour and book your showing today!



Built in 1991

## Essential Information

MLS® #	A2201681
Price	\$245,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	634
Acres	0.07
Year Built	1991
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Active

## Community Information

Address	2771 Dovely Park Se
Subdivision	Dover
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 3G8

## Amenities

Amenities	Clubhouse
Parking Spaces	1
Parking	Parking Pad

## Interior

Interior Features	Closet Organizers, Storage
Appliances	Range Hood, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	None, Crawl Space

## Exterior

Exterior Features	Lighting, Rain Gutters
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Lot Description	Back Yard, Backs on to Park/Green Space, Irregular Lot, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 26th, 2025
Days on Market	52
Zoning	M-CG

### **Listing Details**

Listing Office	CIR Realty
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