

# \$550,000 - 88 Dovercrest Way Se, Calgary

MLS® #A2198452

**\$550,000**

5 Bedroom, 3.00 Bathroom, 1,174 sqft  
Residential on 0.11 Acres

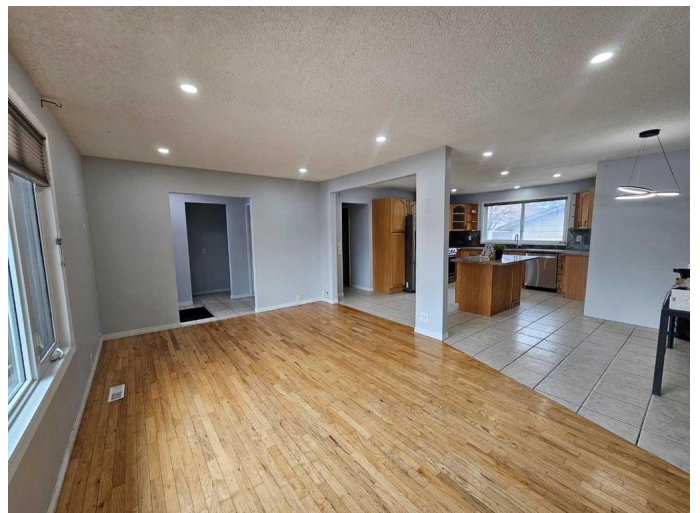
Dover, Calgary, Alberta

**THIS IS THE ONE!!** Back on market due to failed financing- NOT the home failing! A Massive Character bungalow with 2,252sqft of developed living space, packed with upgrades and situated on a quiet, family-friendly street. Whether you're looking for the perfect family home or a fantastic investment opportunity, this property has it all & MORE!

Step inside to discover a bright and spacious layout with massive windows that flood the home with natural light. The main floor boasts 1173sqft - One of the LARGEST Bungalows in Dover, featuring an open concept floor plan, gorgeous kitchen with stainless steel appliances, a gas stove, and plenty of space to cook and entertain. The fully developed lower level offers even more living space, complete with an illegal suite, separate laundry, and thoughtful upgrades designed for comfort and efficiency.

This home has seen extensive improvements in the last two years, including a new roof on the house, air conditioning, hot water tank (2024), and garage door (2025). Featuring new pot lights upstairs and down, luxury vinyl plank flooring in the basement along with 3/4" OSB and Delta Membrane for extra heat retention and comfort.

Outside, the massive 4994 sqft LOT was upgraded last year with new sod and a dedicated pet or storage fencing section in the back, making it both functional and inviting. Two additional ally access gates providing easy access for vehicles, storage, or additional



possibilities. The heated double detached garage ensures your vehicles and projects stay warm year-round, adding even more value to this exceptional home.

Located just 15 minutes from everything Calgary has to offer, this home is a rare find.

Don't miss your chance to own this incredible property – book your showing today!

Built in 1975

### Essential Information

MLS® #	A2198452
Price	\$550,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,174
Acres	0.11
Year Built	1975
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	88 Dovercrest Way Se
Subdivision	Dover
City	Calgary
County	Calgary
Province	Alberta
Postal Code	t2b2l9

### Amenities

Parking Spaces	4
Parking	Alley Access, Double Garage Detached, Heated Garage, 220 Volt Wiring, Garage Door Opener
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s), Granite Counters, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Vinyl Windows, Bathroom Rough-in
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer, Gas Oven
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Wood Burning, Masonry
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Front Yard, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Wood Frame, Aluminum Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	March 2nd, 2025
Days on Market	34
Zoning	R-CG

## Listing Details

Listing Office	Westen Elite Real Estate
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