

# \$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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