

\$455,000 - 9 Dover Mews Se, Calgary

MLS® #A2190302

\$455,000

3 Bedroom, 4.00 Bathroom, 1,394 sqft

Residential on 0.04 Acres

Dover, Calgary, Alberta

This charming 4-level split townhome has everything you need! With 3 bedrooms, a finished walkout basement (including an additional bedroom and 3-piece bath), and a single attached garage, it's both spacious and cozy. New flooring throughout adds a fresh touch, and the location is perfect—close to shopping, public transit, schools, and with easy access to Deerfoot Trail and major roads.

The large living room features 12-foot ceilings, a cozy corner fireplace, and a patio door that leads to a lovely deck. The kitchen offers maple cabinets, granite countertops, and a great-sized dining area, plus a 2-piece bath for convenience. Upstairs, the master bedroom includes a 4-piece ensuite and walk-in closet, along with 2 additional bedrooms and another 4-piece bath.

Extras include central vacuum and rough-in for a security system. This home is part of a bare land condo, meaning less maintenance for you!

Step outside to enjoy your private deck surrounded by mature trees, perfect for relaxing or taking in stunning views of the Rockies and beautiful sunsets. You're also just a short walk away from the local ridge, offering breathtaking scenery.

Dover is a lively community with lots of amenities—beach volleyball courts, a water



park, playgrounds, picnic areas, off-leash dog parks, sports fields, an outdoor rink, and schools. It's also only a short drive to downtown Calgary, making it ideal for those who want both peace and easy access to city life. With the development of million-dollar homes nearby, Dover is growing fast, making it an exciting neighborhood to be part of.

Don't miss the chance to make this beautiful townhome yours! Book your showing today with your favorite realtor!

Built in 2006

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2190302 |
| Price | \$455,000 |
| Bedrooms | 3 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,394 |
| Acres | 0.04 |
| Year Built | 2006 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 4 Level Split |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 9 Dover Mews Se |
| Subdivision | Dover |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2B0P6 |

Amenities

| | |
|-----------|-----------------|
| Amenities | Visitor Parking |
|-----------|-----------------|

| | |
|----------------|------------------------|
| Parking Spaces | 1 |
| Parking | Single Garage Attached |
| # of Garages | 1 |

Interior

| | |
|-------------------|--|
| Interior Features | Ceiling Fan(s), High Ceilings, No Animal Home, No Smoking Home, Granite Counters |
| Appliances | Dishwasher, Dryer, Electric Range, Microwave, Range Hood, Refrigerator, Washer |
| Heating | Forced Air |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Electric |
| Has Basement | Yes |
| Basement | Finished, Full, Walk-Out |

Exterior

| | |
|-------------------|--|
| Exterior Features | Balcony |
| Lot Description | Back Yard, Landscaped, Rectangular Lot, No Neighbours Behind |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|--------------------|
| Date Listed | January 28th, 2025 |
| Days on Market | 98 |
| Zoning | M-CG |

Listing Details

| | |
|----------------|----------------------|
| Listing Office | Confident Realty Inc |
|----------------|----------------------|

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