

# \$375,000 - 4 Dovista Court Se, Calgary

MLS® #A2242147

## \$375,000

4 Bedroom, 2.00 Bathroom, 957 sqft

Residential on 0.11 Acres

Dover, Calgary, Alberta

Excellent corner location backing onto a greenspace in popular "Dovista Court" with mature trees. Adult 40+ villa complex surrounded by a green space. Stepping into the entry you'll appreciate the open concept with an abundance of natural light from the west exposure bay window and the bay window in the dining room. Gleaming hardwood floors, oak railings and woodwork throughout the main floor. Spacious dining room can accommodate a full-size dining suite "great for larger family gatherings. Bright and open, country-style kitchen with plenty of cabinets and countertop space which has an east facing window and glass garden door to the large deck "room for a table & chairs to enjoy a coffee and the morning sun. Primary bedroom and cozy second bedroom (could be used for a home office), and a 4-piece bathroom completes the main floor. The lower level is partially completed with 2 guest rooms, 3-piece bathroom and plenty of storage space. Excellent potential to finish a family room area.

Recent (2016) upgrades include: newer windows, roof shingles, hot water tank, hardwood flooring, upgraded Hunter Douglas top-down/bottom-up blinds and a ceiling fan in the dining room. Dovista Court is conveniently located close to transit, parks, ridge pathways and shopping. Smoke-free, cat-free home (pets allowed with Board approval). Owners looking for longer possession date, mostly likely in December. Great home! Great value!



Built in 1999

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2242147               |
| Price          | \$375,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 957                    |
| Acres          | 0.11                   |
| Year Built     | 1999                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bungalow |
| Status         | Active                 |

## Community Information

|             |                    |
|-------------|--------------------|
| Address     | 4 Dovista Court Se |
| Subdivision | Dover              |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T2B 3P4            |

## Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Parking                |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

## Interior

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), No Smoking Home                                                                         |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                 |
| Cooling           | None                                                                                                    |
| Has Basement      | Yes                                                                                                     |
| Basement          | Full, Partially Finished                                                                                |

## Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | None                                  |
| Lot Description   | Corner Lot, Irregular Lot, Landscaped |
| Roof              | Asphalt Shingle                       |
| Construction      | Brick, Vinyl Siding, Wood Frame       |
| Foundation        | Poured Concrete                       |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 25th, 2025 |
| Days on Market | 38              |
| Zoning         | M-CG d29        |

**Listing Details**

|                |                                         |
|----------------|-----------------------------------------|
| Listing Office | The Home Hunters Real Estate Group Ltd. |
|----------------|-----------------------------------------|

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