

# \$469,000 - 23 Doverville Way Se, Calgary

MLS® #A2248107

**\$469,000**

4 Bedroom, 2.00 Bathroom, 966 sqft

Residential on 0.07 Acres

Dover, Calgary, Alberta

Investor Alert! This is a rare opportunity to own a fully developed half duplex with a legal basement suite, offering excellent cash flow and long-term rental potential. Whether you're an investor looking to expand your portfolio or a buyer wanting to live upstairs and rent out the basement, this property checks all the boxes.

The main floor features a bright and functional layout with 2 bedrooms, a 4-piece bathroom, a cozy fireplace in the living room, and patio doors that lead to a large, south-facing front deck – perfect for relaxing or entertaining. The kitchen offers plenty of cabinet space, and natural light fills the space throughout the day. The legal basement suite is an exact replica of the main floor, complete with 2 bedrooms, a full 4-piece bath, and a separate entrance, making it ideal for tenants or multi-generational living.

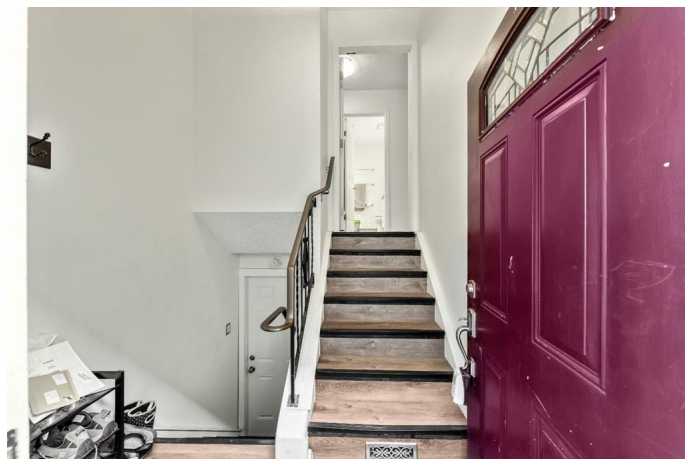
The rear yard is generous in size, featuring a concrete patio, a storage shed (included), and a double detached garage, offering ample parking and storage. Major updates include new shingles in 2020, reducing your future maintenance costs. Legal suite was added in 2024.

Built in 1979

## Essential Information

MLS® #                   A2248107

Price                     \$469,000



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	966
Acres	0.07
Year Built	1979
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

### **Community Information**

Address	23 Doverville Way Se
Subdivision	Dover
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 2N6

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Separate Entrance
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning, Heatilator
Has Basement	Yes
Basement	Full, Suite

### **Exterior**

Exterior Features	Balcony, Garden
Lot Description	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn,

	Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Siding, Aluminum Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	August 14th, 2025
Days on Market	1
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX Complete Realty
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