

# \$539,900 - 183 Dovely Crescent Se, Calgary

MLS® #A2236785

**\$539,900**

5 Bedroom, 2.00 Bathroom, 1,054 sqft

Residential on 0.09 Acres

Dover, Calgary, Alberta

Welcome to 183 Dovely Cr SE - fantastic opportunity for home buyers and investors alike. This well maintained bungalow offers 5 bedrooms, 2 full bathrooms featuring a LEGAL basement suite. It is perfect for families wanting a mortgage-helper/multi generational living or investors seeking strong rental potential. The main level showcases an inviting open-concept layout with a spacious open kitchen. Three comfortable bedrooms and a full bathroom complete the main floor. The LEGAL basement suite is thoughtfully finished with two additional bedrooms, a full bathroom, its own kitchen, and separate laundry—offering excellent flexibility for extended family living or rental revenue. Currently generating over \$3,700/month in combined rents (\$2,050 upstairs and \$1,675 downstairs), both on month-to-month terms. Outside, enjoy a neatly landscaped yard with a spacious deck, perfect for relaxing or entertaining. Located on a quiet street in Dover, close to schools, parks, shopping, transit, and with convenient access to downtown Calgary. Whether you're looking to invest or live with the benefit of a mortgage helper, this property offers exceptional value and opportunity.

Built in 1975

## Essential Information

MLS® #

A2236785



|                |             |
|----------------|-------------|
| Price          | \$539,900   |
| Bedrooms       | 5           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,054       |
| Acres          | 0.09        |
| Year Built     | 1975        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 183 Dovely Crescent Se |
| Subdivision | Dover                  |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2B 2K9                |

### Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Ceiling Fan(s), Recessed Lighting, Separate Entrance, Vinyl Windows |
| Appliances        | Dryer, Electric Stove, Refrigerator, Washer, Washer/Dryer Stacked   |
| Heating           | High Efficiency, Forced Air, Hot Water, Natural Gas                 |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Full, Suite   |

### Exterior

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior Features | Covered Courtyard, Fire Pit       |
| Lot Description   | Back Lane, Rectangular Lot        |
| Roof              | Asphalt Shingle                   |
| Construction      | Concrete, Wood Frame, Wood Siding |
| Foundation        | Poured Concrete                   |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 9th, 2025 |
| Days on Market | 67             |
| Zoning         | R-CG           |

### **Listing Details**

|                |                  |
|----------------|------------------|
| Listing Office | Five Star Realty |
|----------------|------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.