

\$949,900 - 53,55 Dovercliffe Way Se, Calgary

MLS® #A2268038

\$949,900

3 Bedroom, 2.00 Bathroom, 1,099 sqft

Residential on 0.17 Acres

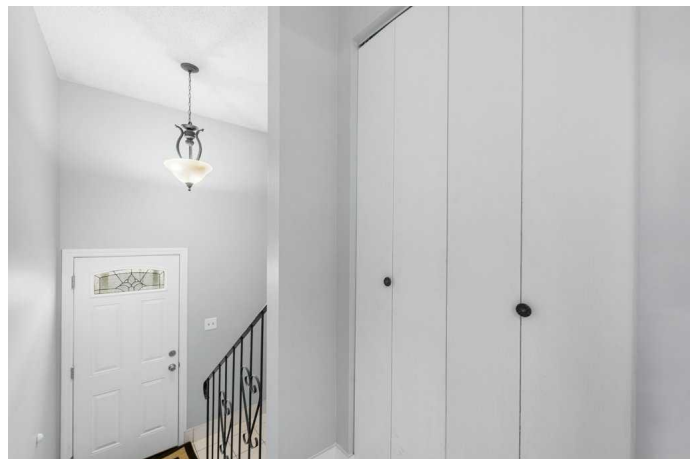
Dover, Calgary, Alberta

An investor or owner-friendly opportunity with cash flow today and options for tomorrow. This well-kept full duplex—under single ownership with two separate titles—offers nearly 2,200 sq. ft. per side (up + down) and four suites of income potential. Each main floor features three bedrooms and 1.5 baths, while the lower levels include two illegal—two-bed/one-bath basement suites. Appliances are included (four stoves, four fridges, and two washers/two dryers), and rear off-street parking comfortably fits four or more vehicles. Long-term tenants are in place at a combined ~\$5,000/month and would like to stay, providing immediate stability for a buy-and-hold strategy.

Set on a generous parcel measuring approximately 80' frontage — 55' rear — 113' depth (~7,425 sq. ft./~690 m²), the property is well positioned for future plans. Calgary's citywide rezoning to R-CG (Residential—Grade-Oriented) supports low-density multi-unit forms in many established areas—potentially up to 10 units and 3 storeys, with the possibility of secondary suites (buyer to confirm all details, approvals, and requirements with the City). Separate titles add flexibility for refinancing, phased redevelopment, or future disposition of one side while holding the other.

Well maintained, well located, and easy to envision long term, this duplex delivers turn-key revenue with clear upside.

Measurements are for #53, with #55 identical in size.



Built in 1977

Essential Information

MLS® #	A2268038
Price	\$949,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,099
Acres	0.17
Year Built	1977
Type	Residential
Sub-Type	Duplex
Style	Side by Side, Bi-Level
Status	Active

Community Information

Address	53,55 Dovercliffe Way Se
Subdivision	Dover
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 1W6

Amenities

Parking Spaces	4
Parking	Alley Access, Off Street, Outside

Interior

Interior Features	Laminate Counters, Separate Entrance
Appliances	Dryer, Electric Range, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Balcony, Private Entrance, Private Yard
-------------------	---

Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Metal Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 1st, 2025
Days on Market	3
Zoning	R-CG

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.