

# \$450,000 - 13 Dover Mews Se, Calgary

MLS® #A2221414

**\$450,000**

4 Bedroom, 4.00 Bathroom, 1,421 sqft

Residential on 0.04 Acres

Dover, Calgary, Alberta

WATCH THE VIDEO! - A few years ago, I helped first-time buyers w/ big dreams purchase this incredible townhouse—now, it's™s time to pass the torch to a lucky new owner. Welcome to #13, nestled in a quiet, well-kept development on the newer side of Dover, closest to the ridge, where breathtaking views are just a short walk away. Built in 2006, with roofs replaced in 2021, this home features a timeless light vinyl exterior w/ brick accents & colored trim. The oversized single attached garage leads into a welcoming entryway w/ a coat closet to your left, garage access to your right, and straight ahead—a door to the sunny, fully developed walkout basement. Just a few steps up, the heart of the home reveals itself w/ 12-ft ceilings, refinished hardwood floors (2025) & large S-facing windows that flood the space with natural light. The expansive living room offers ample space for multiple furniture configurations, a home office nook, & includes a corner gas fireplace plus access to your private upper balcony. The elevated kitchen ft. shaker-style maple cabinetry, well-maintained & ready for your personal touch—either as-is or easily lacquered. All appliances are in great condition, w/ under-cabinet focal lighting & a movable island ideal for family meals or supervising homework while you cook. A large window w/ blinds continues the theme of abundant natural light. This level also includes a convenient powder room & stacked washer/dryer. Upstairs, carpets were replaced



in 2021. Youâ€™ll find 3 bedrooms & 2 full bathrooms, including a thoughtfully designed primary suite w/ S-facing light, space for a king-sized bed, nightstands, a dresser, hardwood floors, a walk-in closet & a private ensuite bath. A linen closet & 2 additional bedroomsâ€™perfect for kids, guests, or flex useâ€™complete this floor. The fully developed walkout basement is bright and inviting, w/ potential to become an illegal suite (w/ board approval) thanks to its separate entrance, existing closet & 3rd full bathroom. Currently used as a flex room, itâ€™s ideal for a home gym, office, playroom, or even a client-friendly studio. Youâ€™ll also find a concrete patio and shared backyard space. The garage is just over 19 feet long, insulated, drywalled, and paintedâ€™perfect for a small truck. Pets are allowed with board approval. From the upper balcony, enjoy views of brand-new townhomes + nearby million-dollar developments, helping to elevate your future property value. If you want inner-city living without being directly downtown, this is it. Just 10 minutes to downtown Calgary, w/ easy access to Deerfoot Trail, 17th Ave, Memorial Drive & only 14 mins to the airport. Enjoy nearby walking/biking trails, off-leash parks, the ridge w/ downtown, mountain & golf course views, plus Calgaryâ€™s best outdoor beach volleyball courts, splash parks, playgrounds, picnic areas, outdoor rinks, sports fields & schools. Franklin Train Station is 8 mins away & bus stops are right outside. This townhouse has it allâ€™ ready to make it yours?

Built in 2006

### **Essential Information**

MLS® #	A2221414
Price	\$450,000
Bedrooms	4

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,421
Acres	0.04
Year Built	2006
Type	Residential
Sub-Type	Row/Townhouse
Style	4 Level Split
Status	Active

### Community Information

Address	13 Dover Mews Se
Subdivision	Dover
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 0P6

### Amenities

Amenities	Parking, Playground, Secured Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Concrete Driveway, Garage Door Opener, Garage Faces Front, Insulated, Oversized, Secured, Single Garage Attached, Enclosed, Shared Driveway
# of Garages	1

### Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room

Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

## Exterior

Exterior Features	Balcony
Lot Description	Back Yard, Close to Clubhouse, Landscaped, Lawn, Treed
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 15th, 2025
Days on Market	4
Zoning	M-CG

## Listing Details

Listing Office	RE/MAX First
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