

# \$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	1
Zoning	M-CG

## Listing Details

Listing Office	RE/MAX First
----------------	--------------

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.