



THE
A-TEAM

**RE/MAX
FIRST**

11 DOVER Point #209, Calgary T2B 3J8

MLS® #: **A2130019**

Area: **Dover**

Listing Date: **05/08/24**

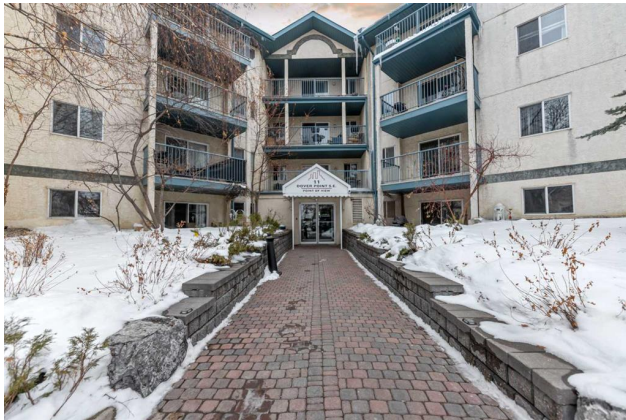
List Price: **\$200,000**

Status: **Active**

County: **Calgary**

Change: **-\$15k, 22-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential
Apartment
Calgary
1994**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat:

Park Feat:

Finished Floor Area
Abv Sqft: **745**
Low Sqft:
Ttl Sqft: **745**

Off Street, Stall

DOM

44

Layout

Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Baseboard**
Sewer:
Ext Feat: **None**

Construction: **Stucco, Wood Frame**
Flooring: **Ceramic Tile, Laminate**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **See Remarks**
Int Feat: **Breakfast Bar**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	9' 8" x 10' 5"
Kitchen	Main	7' 3" x 7' 11"
Bedroom	Main	17' 5" x 9' 10"

Room	Level	Dimensions
Dining Room	Main	12' 0" x 14' 5"
Bedroom - Primary	Main	13' 4" x 19' 8"
4pc Bathroom	Main	7' 10" x 4' 10"

Legal/Tax/Financial

Condo Fee:
\$455

Title: **Fee Simple**
Fee Freq:

Zoning: **M-C1 d75**

Monthly

Legal Desc: 9412482

Remarks

Pub Rmks: **Welcome to 209 11 Dover Point SE, a 2 bedroom 1 bathroom apartment style condo in the community of Dover. This unit is excellently located close to schools, shopping, parks, transit, Deerfoot Trail and the Ring Road. The unit itself offers over 700sq feet of living space that includes a kitchen, dining area, living room and as mentioned A primary bedroom coupled with an ample sized secondary bedroom and 4 piece bathroom. Some other key features are the in suite laundry, great views from the balcony and an assigned parking stall. This property is a great choice for a savvy investor looking to add to their rental portfolio. Call your realtor and book a private viewing today!**

Inclusions: **N/A**
Property Listed By: **TREC The Real Estate Company**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

