



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**10 DOVER Point #303, Calgary T2B 3K3**

MLS® #: **A2177136**

Area: **Dover**

Listing Date: **11/04/24**

List Price: **\$250,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **1995**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **881**  
Low Sqft:  
Ttl Sqft: **881**

Access:  
Lot Feat:  
Park Feat:

**Stall**

DOM

**17**

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: **Boiler**  
Sewer:  
Ext Feat: **Balcony**

Construction: **Stucco,Wood Frame**  
Flooring: **Laminate,Vinyl**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked**  
Int Feat: **Elevator,Laminate Counters,No Animal Home,No Smoking Home**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>4pc Bathroom</b>	<b>Main</b>	<b>7`5" x 4`11"</b>	<b>Bedroom</b>	<b>Main</b>	<b>8`10" x 10`8"</b>
<b>Dining Room</b>	<b>Main</b>	<b>7`10" x 8`0"</b>	<b>Kitchen</b>	<b>Main</b>	<b>7`5" x 8`7"</b>
<b>Living Room</b>	<b>Main</b>	<b>15`2" x 11`11"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`8" x 11`8"</b>
<b>Storage</b>	<b>Main</b>	<b>3`11" x 7`0"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$468**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-C1**

Legal Desc: **9511129**

Remarks

Pub Rmks:

**Welcome to this bright and inviting two-bedroom, one-bathroom condo, ideally located on the third floor of the Point of View Dover complex in Calgary's southeast community of Dover. This spacious and thoughtfully designed apartment features an efficient galley kitchen equipped with white cabinetry, ample counter space, and essential appliances, providing a practical and functional space for daily living. The adjoining dining area comfortably accommodates a dining set, offering a welcoming spot for family meals and gatherings. The living room is bright and generously sized, filled with natural light from large sliding glass doors that open onto a south-facing, covered balcony. The balcony is perfect for relaxing or enjoying the views, with plenty of space for outdoor seating. The primary bedroom is large and well-appointed, with ample closet space, while the second bedroom is perfect for children, guests, or a home office. The unit's full bathroom features a clean, modern design, and the convenience of in-suite laundry adds significant appeal for busy families. Residents of Point of View Dover enjoy landscaped common areas and easy access to parks, pathways, and public transit. The location also offers quick access to downtown Calgary and nearby amenities, making this property an excellent choice for those looking for a comfortable and convenient home. This well-maintained condo offers a fantastic opportunity to settle into a vibrant and desirable community. Don't miss your chance to own this beautiful, move-in-ready home.**

Inclusions:  
Property Listed By:

**Window Coverings**  
**eXp Realty**

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













