



THE
A-TEAM

**RE/MAX
FIRST**

20 DOVER Point #218, Calgary T2B 3K3

MLS® #: **A2179250**

Area: **Dover**

Listing Date: **11/15/24**

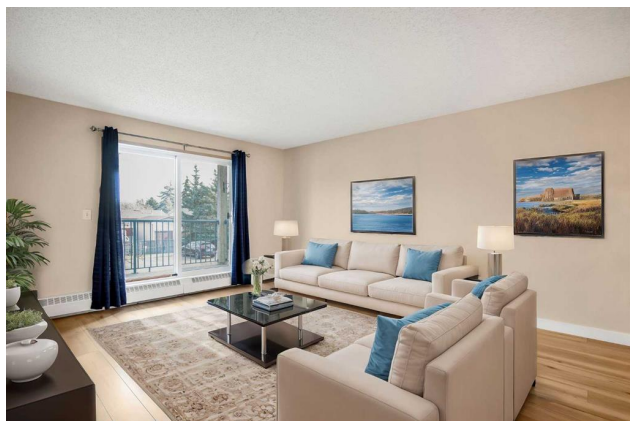
List Price: **\$250,000**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 12-Dec**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1994**

Finished Floor Area
Abv Sqft: **809**
Low Sqft:
Ttl Sqft: **809**

DOM

36
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Apartment**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Stall**

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony**

Construction: **Stucco,Wood Siding**
Flooring: **Laminate,Linoleum**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer Stacked,Window Coverings**
Int Feat: **No Animal Home,No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	12`8" x 11`8"	Bedroom	Main	10`7" x 8`11"
Living Room	Main	15`2" x 11`10"	Dining Room	Main	7`9" x 7`8"
Kitchen	Main	8`0" x 7`5"	Laundry	Main	3`0" x 3`0"
Storage	Main	6`10" x 4`0"	3pc Bathroom	Main	7`4" x 4`11"

Legal/Tax/Financial

Condo Fee:
\$466

Title:
Fee Simple

Zoning:
M-C1

Fee Freq:
Monthly

Legal Desc: **9511129;31**

Remarks

Pub Rmks: **This bright 2-bedroom corner unit condo in Dover offers an inviting open-concept living room and open floor plan filled with natural light. The spacious living area seamlessly extends to a large balcony, perfect for enjoying the outdoors. The home features bright colors and durable solid surface flooring throughout, creating a modern and cheerful ambiance. A large dining room provides ample space for gatherings, while the convenience of insuite laundry and storage enhances daily living. The building includes an elevator for easy access. Dover is a vibrant community known for its affordability, tree-lined streets, and strong sense of belonging. Close to downtown Calgary, it offers easy access to major routes like Deerfoot and Stoney Trail, making commutes a breeze. Nature enthusiasts will appreciate the proximity to the Fish Hatchery and Inglewood Bird Sanctuary. Families benefit from excellent schooling options, and the area's closeness to shopping, recreational facilities, and the diverse dining experiences of International Avenue ensures a convenient lifestyle. Come check it out-you will not be disappointed! NOTE: Furnished images are virtually staged.**

Inclusions:
Property Listed By: **N/A
CIR Realty**

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





