

20 DOVER Point #216, Calgary T2B 3K3

MLS® #: **A2186374** Area: **Dover** Listing Date: **01/08/25** List Price: **\$265,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**
 Sub Type: **Calgary**
 City/Town: **Calgary**
 Year Built: **1995**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **790**
 Low Sqft:
 Ttl Sqft: **790**

DOM
14
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**
Parking
 Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Guest, Parking Lot, Stall**

Utilities and Features

Roof:
 Heating: **Baseboard, Boiler**
 Sewer:
 Ext Feat: **Balcony**
 Construction: **Stucco**
 Flooring: **Carpet, Vinyl**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings**
 Int Feat: **Ceiling Fan(s), See Remarks, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	13`2" x 11`2"	Bedroom	Main	11`1" x 8`9"
Living Room	Main	13`7" x 11`7"	Dining Room	Main	8`10" x 8`5"
Kitchen	Main	8`0" x 7`9"	Laundry	Main	7`4" x 5`11"
Walk-In Closet	Main	7`6" x 4`2"	4pc Ensuite bath	Main	7`6" x 4`2"
4pc Bathroom	Main	7`6" x 4`11"			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$460

Fee Simple

M-C1

Fee Freq:
Monthly

Legal Desc: 9511129

Remarks

Pub Rmks: **Welcome to this beautifully updated 2-bedroom, 2-bathroom condo located in the desirable Dover Point complex in the community of Dover, Calgary. Perfect for first-time homebuyers, investors, or anyone seeking a move-in-ready home with modern updates and convenience. The unit boasts a bright and open floor plan, offering a spacious living area that flows effortlessly into the kitchen and dining spaces. The kitchen features brand new stainless steel dishwasher and high-quality, newer stainless steel appliances, making meal prep a breeze. Enjoy the convenience of in-suite laundry with newer washer and dryer, eliminating the need for trips to the laundromat. Both bedrooms are generously sized, with the master suite offering its own ensuite bathroom for added privacy. The master bedroom also includes a spacious walk-in closet, providing plenty of storage and organizational space. The second bedroom is perfect for guests, a home office, or a growing family. Ample closet space and modern finishes complete the comfortable living areas. This well-maintained unit also includes a dedicated parking spot, and the building offers a peaceful and secure environment for residents. The Dover Point complex is ideally located with easy access to public transportation, schools, shopping, and major roadways, providing both convenience and accessibility. Don't miss out on this incredible opportunity to own a stylish and updated condo in one of Calgary's growing communities! Schedule a showing today!**

Inclusions: n/a
Property Listed By: KIC Realty

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





