



THE
A-TEAM

**RE/MAX
FIRST**

21 DOVER Point #301, Calgary T2B 3K4

MLS® #: **A2187905**

Area: **Dover**

Listing Date: **01/15/25**

List Price: **\$259,000**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 27-Jan**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **859**
Low Sqft:
Ttl Sqft: **859**

Lot Information

Lot Sz Ar:
Lot Shape:

DOM

17
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Apartment**

Access:

Lot Feat:
Park Feat: **Assigned,Outside,Stall**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

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

Construction: **Stucco,Wood Frame**
Flooring: **Carpet,Linoleum,Vinyl**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer Stacked**
Int Feat: **Ceiling Fan(s),No Animal Home,No Smoking Home,Storage**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	14`0" x 11`0"
Dining Room	Main	8`11" x 8`3"
Bedroom	Main	11`9" x 11`5"
4pc Bathroom	Main	7`5" x 4`11"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	8`0" x 7`1"
Bedroom - Primary	Main	13`3" x 11`6"
Laundry	Main	7`6" x 6`0"

Legal/Tax/Financial

Condo Fee:
\$470

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1

Legal Desc: **9412482**

Remarks

Pub Rmks: **Don't miss your opportunity to own this END UNIT, freshly painted, featuring newer vinyl flooring, and an abundance of natural light! The spacious and open main living area offers ample space for your living room and dining! The kitchen is complete with a breakfast bar and newer STAINLESS STEEL appliances! The primary bedroom has room for your king bed and more! The 2nd bedroom is also a nice size, and both bedrooms have ceiling fans to keep you comfortable in the peak summer heat! The unit is complete with a full bath, and LAUNDRY ROOM with convenient in-unit storage! Single assigned stall, visitor parking! This OUTSTANDING LOCATION offers you a quick walk to the Southview Off Leash Dog Park and scenic Bow River Pathway, and approx 10 MINUTES DRIVE (or less) to Deerfoot Trail, Stoney Trail, 16th Ave, Glenmore Trail, Downtown, and plenty of shopping areas including Deerfoot Meadows!**

Inclusions:
Property Listed By: **N/A**
Greater Property Group

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









