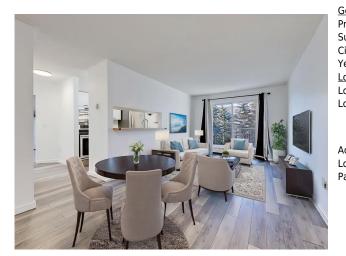


## 21 DOVER Point #301, Calgary T2B 3K4

MLS®#:	A2187905	Area:	Dover	Listing Date:	01/15/25	List Price: <b>\$259,000</b>
Status:	Active	County:	Calgary	Change:	-\$10k, 27-Jan	Association: Fort McMurray



General Information				DOM	
Prop Type:	Residential			17	
Sub Type:	Apartment			<u>Layout</u>	
City/Town:	Calgary	Finished Floor Ar	ea	Beds:	2 (2 )
Year Built:	1994	Abv Sqft:	859	Baths:	1.0 (1 0)
Lot Information		Low Sqft:		Style:	Apartment
Lot Sz Ar:		Ttl Sqft:	859		
Lot Shape:				De alcie a	
				<u>Parking</u> Ttl Park:	1
					I
Access: Lot Feat:				Garage Sz:	
Park Feat:	Assigned,Outsid	le.Stall			
		-,			

Roof: Heating: Sewer:	Baseboard			Construction: <b>Stucco,Wood Frame</b> Flooring:				
Ext Feat: Balcony			<b>Carpet,Linoleum,Vinyl</b> Water Source: Fnd/Bsmt:					
Kitchen Appl: Int Feat: Utilities:		Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer Stacked Ceiling Fan(s),No Animal Home,No Smoking Home,Storage						
				Room Information				
					Level	Dimensions		
		Level	Dimensions	Room				
Living Room		Main	14`0" x 11`0"	Kitchen	Main	8`0" x 7`1"		
Living Room Dining Room		Main Main	14`0" x 11`0" 8`11" x 8`3"	Kitchen Bedroom - Primary	Main Main	8`0" x 7`1" 13`3" x 11`6"		
Living Room Dining Room		Main	14`0" x 11`0"	Kitchen	Main	8`0" x 7`1"		
<u>Room</u> Living Room Dining Room Bedroom		Main Main	14`0" x 11`0" 8`11" x 8`3"	Kitchen Bedroom - Primary	Main Main	8 1		

Condo Fee:	Title:			Zoning:		
\$470		<b>Fee Simple</b> Fee Freg:		M-C1		
		Monthly				
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,					
Inclusions: Property Listed By:	Stoney Trail, 16th Ave, ( N/A Greater Property Group		plenty of shopping areas including Deer	foot Meadows!		

## <section-header>



