



THE
A-TEAM

**RE/MAX
FIRST**

20 DOVER Point #113, Calgary T2B 3K3

MLS® #: **A2197570** Area: **Dover** Listing Date: **02/26/25** List Price: **\$315,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

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

Finished Floor Area
 Abv Sqft: **781**
 Low Sqft:
 Ttl Sqft: **781**

DOM

0
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment-Multi Level Unit**

Lot Information

Lot Sz Ar:
 Lot Shape:
 Access:
 Lot Feat:
 Park Feat: **Stall**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard,Boiler**
 Sewer:
 Ext Feat: **Other**
 Construction: **Stucco,Wood Frame**
 Flooring: **Carpet,Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Convection Oven,Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **Breakfast Bar,No Animal Home,No Smoking Home,Quartz Counters,Recessed Lighting,Walk-In Closet(s)**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen With Eating Area	Main	18`1" x 10`8"	Living Room	Main	10`11" x 11`2"
Bedroom	Main	11`2" x 10`0"	Bedroom - Primary	Main	11`6" x 10`6"
4pc Bathroom	Main	0`0" x 0`0"	4pc Ensuite bath	Main	0`0" x 0`0"
Laundry	Main	5`11" x 7`3"	Walk-In Closet	Main	5`11" x 7`3"

Legal/Tax/Financial

Condo Fee:
\$459

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1

Legal Desc: **9511129**

Remarks

Pub Rmks: **Discover this stunning 781 sq. ft. main-floor condo, completely reimagined with a one-of-a-kind open-concept design. A transformation unlike anything else in the building. Located in the #20 building, this two-bedroom, two-bathroom unit offers a spacious, modern feel, maximizing both function and style. Gone is the standard "galley" style kitchen. In its place is this gorgeous, new work space. Enjoy the duel Oven feature, pull out corner cabinet shelving and plenty of pans drawers. Quartz countertops with a large "breakfast bar" style eating area. The recessed lighting operates on dimmer switches to add passive lighting in the evenings and night time. Your primary bedroom boasts a "walk through" closet & 4 pc ensuite bath. Beautiful luxury vinyl plank flooring throughout the kitchen and living room area. Insuite laundry located just behind the classy, stylish sliding barn door. . Ground level covered patio area. This Ground floor location is perfect for anyone with mobility concerns. No stairs or elevators required. This unit offers a bright, clean, and inviting space, enhanced by thoughtful updates that make the home feel even larger. The condo fees include heat, and surface parking is conveniently located behind the building,. Don't miss this rare opportunity to own a beautifully updated condo in a prime location!**

Inclusions: **none**
Property Listed By: **TREC The Real Estate Company**

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









