



THE
A-TEAM

**RE/MAX
FIRST**

21 DOVER Point #117, Calgary T2B 3K4

MLS® #: **A2198061**

Area: **Dover**

Listing Date: **03/14/25**

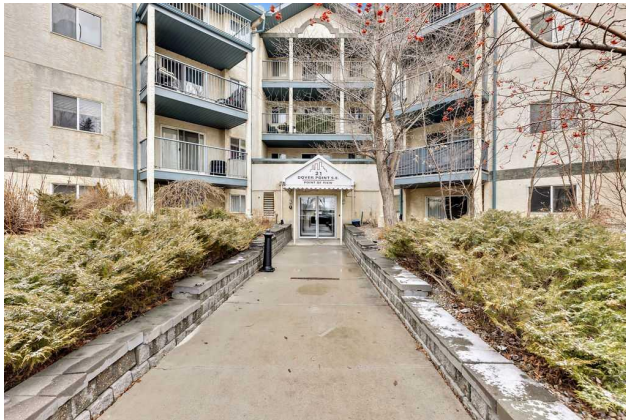
List Price: **\$280,000**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 08-Apr**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,027**
Low Sqft:
Ttl Sqft: **1,027**

DOM

32

Layout

Beds: **3 (3)**
Baths: **2.0 (2 0)**
Style: **Apartment-Single Level Unit**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Assigned,Stall**

Utilities and Features

Roof:
Heating: **Hot Water**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator,Washer/Dryer**
Int Feat: **See Remarks**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	4`8" x 5`4"	Dining Room	Main	7`10" x 9`0"
Kitchen	Main	7`4" x 8`0"	Living Room	Main	11`8" x 12`1"
Bedroom - Primary	Main	10`10" x 12`10"	Bedroom	Main	10`8" x 11`2"
Bedroom	Main	9`11" x 12`9"	Storage	Main	4`7" x 4`11"
Laundry	Main	3`0" x 3`4"	4pc Bathroom	Main	4`11" x 7`6"
3pc Ensuite bath	Main	5`0" x 7`6"			

Legal/Tax/Financial

Condo Fee:
\$574

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1

Legal Desc: **9412482**

Remarks

Pub Rmks: **VERY RARE 3 bedroom, 2 bathroom condo - only one of its kind currently on the market! BRAND NEW coat of FRESH PAINT and is in IMMACULATE condition, ready for you to move in tomorrow! Offering over 1,000 sq. ft. of living space, the unit features large windows, laminate flooring throughout and in all but one bedroom, bright West facing offers ample natural light, with a modern decor. As you enter, you will be pleasantly surprised by how airy the space is for an apartment condo. A generously sized dining area and large living room with double doors extending the living space outdoors to the patio. The galley kitchen provides ample cabinet and counter space, making it both functional and convenient for everyday cooking. Three spacious bedrooms are methodically laid out to ensure privacy for everyone. Primary bedroom has a 3 pc ensuite. This unit comes with one assigned parking stall, and the current owners rent a second stall for just \$50/month, potentially transferrable to the new owner. Additional features include in-suite storage and laundry, and all utilities are covered in the condo fees (except electricity). Located in a secure, recently updated building, this condo offers additional peace of mind with modernized hallways, newer security cameras, and a fob entry system. While dogs are not allowed, cats are permitted with board approval. Conveniently located, this condo is just a 5-minute walk to Wendy's and McDonald's, with a gas station and local shops only steps away. Outdoor lovers will appreciate the nearby Valleyview Park, while commuters benefit from quick access to Deerfoot Trail and Stoney Trail, making travel to downtown Calgary a breeze. Whether you're a first-time buyer, investor, or looking to downsize, this affordable and well-located condo is a fantastic opportunity!**

Inclusions: **None**
Property Listed By: **Grand Realty**

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







