



GRASSROOTS
REALTY GROUP

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314, 20 Dover Point SE
Calgary, Alberta

MLS # A2227423



\$240,000

Division:	Dover		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	926 sq.ft.	Age:	1995 (30 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Outside, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 527
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1 d75
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: N/A

Start Building Equity in This Spacious Dover Condo. Step into homeownership with this bright and inviting two-bedroom, one-bath unit located in Dover's Pointe. Situated on the third floor, this 900+ sq ft condo offers southwest-facing views from your private balcony—perfect for enjoying the morning sunshine. Inside, you'll find a functional galley-style kitchen, with NEW tiles, NEW ceiling fan, NEW hood-fan and a newer stove, a generous dining area, and a large living room ideal for entertaining or relaxing. Stylish laminate flooring and crown mouldings add a touch of sophistication throughout. Both bedrooms are generously sized with NEW CARPET, excellent closet space, and the convenience of in-suite laundry makes everyday living easy. This well-maintained, pet-friendly complex includes heat and water in the condo fees, and comes with one assigned outdoor parking stall. Your four-legged companions will love the nearby Southview Off-Leash Park—just a 13-minute walk away! Commuting is a breeze with quick access to downtown by car or transit. You'll also enjoy walking-distance access to local favourites like McDonald's, Wendy's, and Denny's. Prefer a shopping spree? Deerfoot Meadows is just minutes away, offering retail giants like IKEA, Costco, Walmart, and more. Why rent when you can own? Seller is willing to sell furnished, minus the beds and mattresses. Discover the freedom and benefits of homeownership today!