



GRASSROOTS
REALTY GROUP

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110, 20 Dover Point SE
Calgary, Alberta

MLS # A2254365



\$225,000

Division:	Dover		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,076 sq.ft.	Age:	1995 (30 yrs old)
Beds:	1	Baths:	2
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 613
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1 d75
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage		

Inclusions: n/a

Welcome to this spacious main floor home designed with comfort and function in mind. The galley-style kitchen features a pass-through window that opens to the dining area, creating a sense of connection while maintaining its own space. Just beyond, the living room and versatile office or sitting area provide plenty of room for both relaxation and entertaining. The primary bedroom is generously sized to accommodate a king-size bed and offers a walk-through closet leading into your private 4-piece ensuite, updated with a brand-new vanity. For added convenience, the laundry closet is located just outside the bedroom. The second bedroom is equally spacious—large enough for a king-size bed—making it ideal for guests, family, or a multi-purpose room. A full bathroom and a large linen closet complete this wing of the home. Practical touches include a sizable storage/pantry room near the foyer and a handy coat closet. Recent updates bring peace of mind and style, including a new ensuite vanity, new backsplashes in both bathrooms, new baseboards, fresh paint throughout, and brand-new carpet. Step outside onto your private balcony to enjoy views of mature trees and green space. With an ideal location close to parks, shopping, and easy access to Deerfoot Trail, this property combines everyday convenience with a welcoming sense of home.