



GRASSROOTS
REALTY GROUP

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104, 11 Dover Point SE
Calgary, Alberta

MLS # A2259291



\$229,900

Division:	Dover		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	863 sq.ft.	Age:	1994 (31 yrs old)
Beds:	2	Baths:	1
Garage:	Asphalt, Assigned, Off Street, Outside, Parking Lot, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 490
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1 d75
Foundation:	-	Utilities:	-
Features:	Breakfast Bar		

Inclusions: N/A

Step into comfort and convenience with this well-appointed ground floor unit in the Pointe of View complex in Dover. Designed for practical living, the home opens into a bright and functional kitchen freshly updated in 2022. With an installed breakfast bar, new cabinetry and dimmable lights, this space is perfect for everyday cooking or entertaining guests. The open-concept layout connects seamlessly to a spacious dining and living area, where large patio doors bring in natural light and lead to your own private outdoor space. Two generously sized bedrooms offer excellent closet space and bright windows, while a freshly updated bathroom (2022) adds a modern, refreshed feel. With a walk-in shower, and new sink/toilet, the bathroom provides peace of mind. A large in-suite laundry/storage room adds to the functionality of the unit. Durable vinyl plank flooring flows throughout the main living areas, and your assigned parking stall is just steps away for added convenience. Condo fees cover several amenities, making this an easy property to own and enjoy. Located in the established community of Dover, you'll enjoy quick access to Deerfoot Trail, beautiful parks, walking paths, schools, and shopping. Dover is known for its family-friendly vibe, strong transit connections, and close proximity to downtown Calgary—making it a smart choice for both owners and investors.