



**GRASSROOTS**  
REALTY GROUP

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**105, 21 Dover Point SE**  
**Calgary, Alberta**

**MLS # A2259604**



**\$235,000**

<b>Division:</b>	Dover		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	788 sq.ft.	<b>Age:</b>	1994 (31 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Outside, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 449
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	M-C1 d75
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home		

**Inclusions:** N/A

2-bedroom, 2-bathroom ground-floor unit in Dover, complete with two outdoor parking stalls. This home features in-suite laundry, a laundry/storage room, and an open layout living room that leads to a private, covered patio. The primary bedroom includes a walk-through closet and a 4-piece en-suite, while the second bedroom and additional 4-piece bathroom are located on the opposite side of the unit. Located in a quiet, professionally managed complex. Ideally situated just minutes from Peigan Trail, Deerfoot Trail, Stoney Trail, and downtown.