



**GRASSROOTS**  
REALTY GROUP

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**209, 11 Dover Point SE**  
**Calgary, Alberta**

**MLS # A2263032**



**\$249,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Dover                              |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 755 sq.ft.                         | <b>Age:</b>   | 1994 (31 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Off Street, Stall                  |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                           |                   |          |
|--------------------|---------------------------|-------------------|----------|
| <b>Heating:</b>    | Baseboard                 | <b>Water:</b>     | -        |
| <b>Floors:</b>     | Ceramic Tile, Vinyl Plank | <b>Sewer:</b>     | -        |
| <b>Roof:</b>       | -                         | <b>Condo Fee:</b> | \$ 437   |
| <b>Basement:</b>   | -                         | <b>LLD:</b>       | -        |
| <b>Exterior:</b>   | Wood Frame                | <b>Zoning:</b>    | M-C1 d75 |
| <b>Foundation:</b> | -                         | <b>Utilities:</b> | -        |
| <b>Features:</b>   | Elevator, Jetted Tub      |                   |          |

**Inclusions:** Microwave

A beautiful unit at Dover Point, which is located less than 10 mins away from Downtown. It has an easy access to Deerfoot Trail, and a well connected transit connection for the residents. This unit was updated in 2024 with new refrigerator, new flooring and the owner changed the old appliances as well. The bathroom was updated with a jetted tub - which is an extra bonus for the buyers. The unit is located on the second floor, and the best part is the scenic view from the balcony, which is the best spot for the evening coffee!!! The in-suite laundry (washer and dryer) is again the best feature for the buyers! The open concept layout with, dinning area and living room, and ample sunlight gives a cozy vibe to this unit. The condo fee covers several amenities, and the parking stall is just few steps away! The Dover community has easy access to parks, schools and shopping centres, which makes this as a best choice for buying, hence this is a good investment opportunity as well.