



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

406, 11 Dover Point SE
Calgary, Alberta

MLS # A2267257



\$260,000

Division:	Dover		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	793 sq.ft.	Age:	1994 (31 yrs old)
Beds:	2	Baths:	2
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Electric	Water:	-
Floors:	Hardwood, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 460
Basement:	-	LLD:	-
Exterior:	Stucco	Zoning:	M-C1 d75
Foundation:	-	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

Welcome to this **TOP Floor-South Facing Condo – 2 Bedroom, 2 - 4pc bathrooms with 2 assigned parking stalls. Surrounded by Mature trees and beautiful views!! Ideally located in a well-established community with easy access to shopping, transit, schools, and major roadways. This unit is on the top floor of a well-managed complex. Step inside to discover a freshly painted interior and reno throughout bedrooms, bathrooms, kitchen and new floors. This sunny unit offers the prefect blend of comfort, style and convenience. Large sliding doors open out to your private balcony to enjoy the views and an evening BBQ. The two bedrooms are well separated for privacy, making the layout great for roommates, guests, or office. The primary suite features a walk-through closet and a 4 pcs ensuite. The second bedroom has easy access to a 4-pc bathroom. With reasonable condo fees in a well-cared building. It's a perfect opportunity for low maintenance and move in ready living.