



GRASSROOTS
REALTY GROUP

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116, 11 Dover Point SE
Calgary, Alberta

MLS # A2268436



\$218,000

Division:	Dover		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	802 sq.ft.	Age:	1994 (31 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Off Street, Outside, Parking Lot, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 449
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1 d75
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, No Animal Home, No Smoking Home, Storage		

Inclusions: None

2025 refresh completed: full professional repaint plus quartz countertops in the kitchen and bath—clean, bright, and done. Ground-floor convenience speeds daily life (groceries, bikes, strollers, pets) with no elevator waits. Functional 2-bed layout with open sightlines and an extra-wide serving bar that doubles as dining or WFH. Kitchen details buyers notice: high-arc faucet, glass-front uppers, stainless range; bath carries a matching quartz vanity and classic tile surround. Neutral palette photographs well and reduces Day-1 spend. Location advantages: fast connections to Deerfoot, Peigan and Stoney; approx. 12–15 minutes off-peak to Downtown (buyer to verify). Minutes to Bow River pathways, parks, schools, shopping and nearby transit. Investor appeal: turn-key interior helps photos pop and accelerates leasing; durable quartz + fresh paint lower early cap-ex and simplify turnover. Practical 2-bed format that value-minded renters consistently seek, in a commuter-friendly SE corridor (all figures/policies to be verified by buyer).