



GRASSROOTS
REALTY GROUP

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112, 20 Dover Point SE
Calgary, Alberta

MLS # A2274418



\$198,500

Division:	Dover		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	651 sq.ft.	Age:	1995 (30 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 368
Basement:	-	LLD:	-
Exterior:	Stucco	Zoning:	M-C1 d75
Foundation:	-	Utilities:	-
Features:	Bookcases, Closet Organizers, Storage		

Inclusions: Shoe Organiser, Dining Room Wall Unit, Bathroom Towers, Laundry Organisers, Storage Room Cabinets, Curtains, Closet Organiser, Living Room Shelf, 2 AC's, Patio Furniture,

IMMACULATE + TASTEFULLY RENOVATED, POLY-B REMOVED, PET FRIENDLY (large dogs allowed with board approval). This condo features a bright, open floorplan in a well managed complex with 1 bedroom & 1 bathroom with soaker tub. Upgrades include fresh paint, vinyl flooring, newer lights, toilet, faucets, drapes, closet doors & thermostat. The good-sized bedroom boasts closet organisers & a sunny east facing window. Laundry room located in-suite with newer washer/dryer & freezer. This open floorplan will easily accommodate a family sized gathering in the spacious dining room + living room. The unit comes with ample storage & many furniture items including a large wall unit in the dining room, storage cabinets, shelves, patio furniture & so much more (an extensive list is available). Parking stall is located just steps away from the unit's very private, spacious, covered patio with newer tile flooring & sliding glass door access off the living room. Seconds from Peigan Trail, Deerfoot Trail & the new Ring Road System & minutes from Downtown Calgary not to mention walking distance to shopping, schools, parks, playgrounds & more. Bus stop conveniently located directly in front of the building. Great for first time buyers or investment property!