



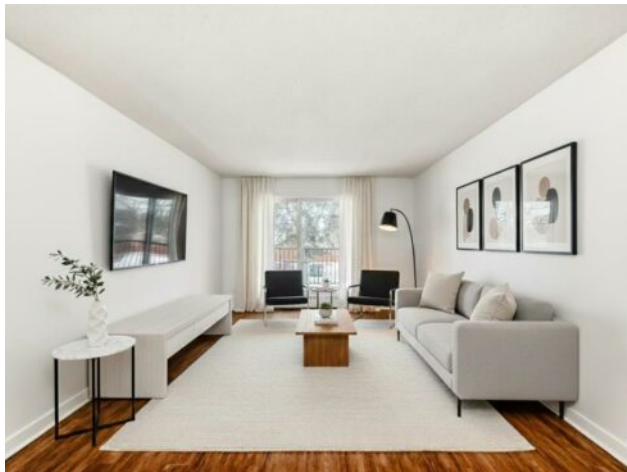
GRASSROOTS
REALTY GROUP

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208, 20 Dover Point SE
Calgary, Alberta

MLS # A2277834

\$163,500



Division:	Dover		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	655 sq.ft.	Age:	1995 (31 yrs old)
Beds:	1	Baths:	1
Garage:	Guest, Off Street, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 373
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1 d75
Foundation:	-	Utilities:	-
Features:	Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Open Floorplan, Pantry		

Inclusions: BBQ, deck chairs & table, full length hall mirror, pantry storage unit, bedroom closet unit, fan remote

Welcome to this freshly updated, move-in-ready one-bedroom, one-bathroom apartment offering an excellent opportunity for first-time buyers or investors. This well-maintained, single-level unit has been thoughtfully updated to provide comfort, functionality, and affordability. The home has been freshly painted and features durable laminate flooring throughout. The kitchen is nicely upgraded with newer soft-close cabinets in modern gloss white fronts, under-cabinet lighting, and generous counter space with marble-style arborite countertops. A double pantry off the kitchen provides excellent additional storage, while a newer matte black pull-down faucet, newer dishwasher with a stainless-steel interior tub, and a new over-the-range microwave complete the space. The dining area features a stylish accent wall and a ceiling fan with dimmable lighting, creating a comfortable space for everyday meals. The living room opens onto a private balcony that offers a quiet outdoor retreat. The barbecue, table, and chairs are included, making the space ready to enjoy right away. The bedroom includes a double wall closet, along with an additional movable closet unit for extra storage. The bathroom also offers double medicine cabinets for added storage and convenience. In-suite laundry is provided with an LG front-load stacked washer and dryer. Heat and water are included in the condo fees, keeping monthly costs low. The poly-B plumbing has been removed for added peace of mind. The building offers quick elevator access to the second floor, an assigned exterior parking stall, and easy visitor parking located directly out front. Quick possession is available, making this an ideal option for buyers looking to move in without delay. The location is well suited for daily living and commuting, with nearby elementary and junior high schools, shopping, grocery stores,

restaurants, and services close by along International Avenue and throughout the area. Downtown Calgary is approximately a 10 to 15 minute drive depending on traffic, with nearby transit routes and easy access to Deerfoot Trail, Memorial Drive, and 17 Avenue SE. This well-located, low-maintenance home is a smart and affordable way to enter the Calgary real estate market, offering practical upgrades, privacy, and excellent accessibility. Don't delay, call today!