



**GRASSROOTS**  
REALTY GROUP

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**113, 10 Dover Point SE**  
**Calgary, Alberta**

**MLS # A2284270**



**\$214,900**

<b>Division:</b>	Dover		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	790 sq.ft.	<b>Age:</b>	1995 (31 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Cork, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 460
<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>	Storage, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to this beautifully maintained 2 bedroom, 2 bathroom main-floor condo offering a smart, functional layout and exceptional convenience. This thoughtfully designed floorplan features a welcoming galley-style kitchen, in-suite laundry, and nicely updated bathrooms that add a modern touch. The spacious primary bedroom includes a walk-through closet leading to a private 4-piece ensuite, creating a comfortable and private retreat. A well-proportioned second bedroom and full second bathroom make this home ideal for guests, roommates, or a home office setup. One of the standout features is the easy main-floor access, perfect for anyone with bikes, pets, strollers, or mobility considerations. Enjoy the added bonus of huge storage and a floorplan that flows effortlessly from room to room. Step outside to the covered west-facing deck, a true oasis with year-round privacy provided by lush greenery. This peaceful outdoor space offers plenty of sunlight—perfect for container gardening or simply relaxing and unwinding in your own private sanctuary. Conveniently located with easy access to Deerfoot Trail, commuting around the city is a breeze, while still enjoying a quiet and comfortable living environment. A fantastic opportunity for first-time buyers, downsizers, or investors—this home offers comfort, function, and lifestyle in one complete package