



**412, 11 Dover Point SE
Calgary, Alberta**

MLS # A2291691



\$195,000

Division:	Dover		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	640 sq.ft.	Age:	1994 (32 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 359
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1 d75
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Storage		

Inclusions: Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings

Welcome to this bright and beautifully maintained 1bedroom, 1 bathroom condominium featuring a large, private balcony where you can enjoy sunny mornings and comfortable shade in the afternoon. The thoughtfully designed kitchen features full height cabinetry with elegant over cabinet lighting for a clean European inspired look, along with ample countertop space that provides plenty of room for cooking and entertaining. A convenient pass through to the living room allows for natural light and easy conversation while hosting. The open layout flows effortlessly into a spacious dining and living area that can comfortably accommodate a full dining suite and a variety of furniture arrangements, making it ideal for everyday living or entertaining guests. A ceiling fan with integrated lighting adds comfort to the dining space. The large bedroom easily fits a king size bed and offers a generous double closet. Additional storage is thoughtfully incorporated with a wide entry closet and a separate storage room. The stacked washer and dryer are tucked neatly into their own closet just outside the bedroom for added convenience. This fourth-floor home is filled with natural morning light and features stylish laminate flooring, a private covered balcony, and excellent in suite storage. Low monthly condo fees include heat, water, sewer, insurance, professional management, reserve fund contributions, snow removal, landscaping, parking, and common area maintenance. The location offers exceptional convenience with quick access to Peigan Trail, Deerfoot Trail, and the new Ring Road system, while still being just minutes from downtown Calgary. Shopping, schools, parks, and playgrounds are all within walking distance, and a bus stop is conveniently located directly in front of the building. Additional features include an assigned parking stall and ample visitor parking.

Whether you are a first-time buyer, downsizer, or investor, this well-kept home presents a fantastic opportunity in a highly accessible location. This suite is excellent value, reach out today to book your private viewing.