



**314, 20 Dover Point SE
Calgary, Alberta**

MLS # A2295606



\$220,000

Division:	Dover		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	926 sq.ft.	Age:	1995 (31 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Outside, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 527
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1 d75
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: NA

Enjoy unbeatable connectivity with quick access to downtown, Deerfoot Trail, and Stoney Trail — an ideal location for commuters and city explorers alike. Welcome to Dover Pointe, where homeownership becomes an attainable and rewarding step forward. This bright and thoughtfully updated two-bedroom, one-bath condo is perfectly situated on the third floor, offering beautiful southwest-facing views from your private balcony — the perfect place to enjoy your morning coffee or unwind at the end of the day. Inside, a functional galley-style kitchen has been tastefully refreshed with new tile, a new hood fan, ceiling fan, and a newer stove, blending everyday practicality with modern updates. The adjacent dining area flows seamlessly into a spacious, sun-filled living room, creating an inviting space for both entertaining and relaxing. The home features durable laminate flooring throughout the main areas, elegant crown moulding, and brand-new carpet in both bedrooms for added comfort. Each bedroom offers generous closet space, while the convenience of in-suite laundry enhances day-to-day living. This well-managed, pet-friendly complex includes heat and water in the condo fees, along with an assigned outdoor parking stall. Enjoy nearby green space at Southview Off-Leash Park just a short walk away, plus easy access to a variety of local dining options and the extensive amenities of Deerfoot Meadows, including IKEA, Costco, and more. Whether you're a first-time buyer or looking to downsize, this home offers exceptional value, comfort, and convenience — a smart alternative to renting.