



106, 10 Dover Point SE
Calgary, Alberta

MLS # A2297348



\$225,000

Division:	Dover		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	792 sq.ft.	Age:	1995 (31 yrs old)
Beds:	2	Baths:	2
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 466
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	Cable, Phone
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Elevator, Open Floorplan, Walk-In Closet(s)		

Inclusions: N/A

PET FRIENDLY! GREAT LOCATION! PRIVATE! Welcome to your new home in Dover! This well-maintained and updated 2 bedroom, 2 bathroom condo offers a functional and comfortable OPEN LAYOUT perfect for both everyday living and relaxing at the end of the day. Located with quick access to Deerfoot Trail, commuting anywhere in the city is FAST and EASY. The unit is ideally positioned away from the road, providing a peaceful setting with limited traffic noise. Backing onto green space rather than a parking lot, you’ll enjoy added privacy, no headlights shining in, and plenty of natural sunlight throughout the day from the large sliding patio doors. Step out onto your balcony to unwind and take in the calm surroundings. Pet owners will LOVE the convenience of having direct access to outdoor space for walks or quick outings without waiting for the elevator. Inside, the open concept kitchen and living area create a bright, inviting, and connected space for daily life and entertaining. The kitchen features new tile flooring with breakfast bar, and both bathrooms have been tastefully updated, making this home move-in ready. The primary bedroom has more than enough room for a king bed, with a walkthrough cabinet-style closet leading to the full bath ensuite. You’ll be steps away from shopping and amenities, with quick access to the diverse dining and retail options along International Avenue. A nearby daycare adds extra convenience for families, making mornings a breeze. Offering a rare combination of privacy, accessibility, and lifestyle convenience, this condo is an excellent opportunity for first-time buyers, downsizers, or investors alike. Book your showing today!