



**310, 20 Dover Point SE**  
**Calgary, Alberta**

**MLS # A2184999**



**\$283,500**

<b>Division:</b>	Dover		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	1,103 sq.ft.	<b>Age:</b>	1995 (30 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Boiler	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 613
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Jetted Tub, No Smoking Home, See Remarks		

**Inclusions:** N/A

DON'T PASS THIS ONE BY! OWNER OCCUPIED BUT QUICK POSSESSION AVAILABLE! YOU CAN'T BEAT THIS PRICE FOR THIS 2 BED / 2 BATH APARTMENT! SELLER WANTS THIS HOME SOLD. LOOKING TO DOWNSIZE, WANTING TO LIVE ON ONE LEVEL OR HEADING DOWN SOUTH FOR THE WINTER, THEN LOCK UP AND BE ON YOUR WAY. Or maybe you are looking for an investment opportunity then don't pass this one by. This is a corner unit that is just under 1200sf with big bedrooms each on opposite sides of the condo. With new lighting throughout, this corner unit also offers lots of natural sunlight, a private covered balcony that not only would fit your BBQ but also your outdoor furniture and more. Enter through the spacious foyer into your open concept living & dining room and you won't believe how spacious it feels. Modern laminate flooring throughout & painted in modern colours makes this move in ready. The kitchen was renovated April 2023 and has lots of cupboard space, double stainless sink, black appliances, under counter lighting & pass through opening into the dining room. The dining area offers a good amount of space for your family gatherings. The primary bedroom has walk through closet into the ensuite. Ensuite redone last year features a 'walk in' \$30,000 (Canada Safe Step) luxurious tub...you won't believe the features, some of which are heated tub, air jets, micro exfoliation setting, blue tooth, different lighting colours and its own separate breaker. You will never get out! The second bathroom has been upgraded by Bathfitters. The laundry area has a new all in one washer/dryer. What a perk to have insuite laundry. NO Poly B. Close to Deerfoot , Stoney & Peigan Trail & short commute to downtown. Minutes to walking trails and the Bow River. This complex has mature trees, a new management company, good

reserve fund and offers secure living. You get one assigned parking stall with plug in. And with plenty of visitor parking, you won't miss out on guests. Pets are allowed & welcomed with Board Approval. No more snow shovelling with the convenience of condo living. You have got to see this home as it's the only one listed in the complex right now.