

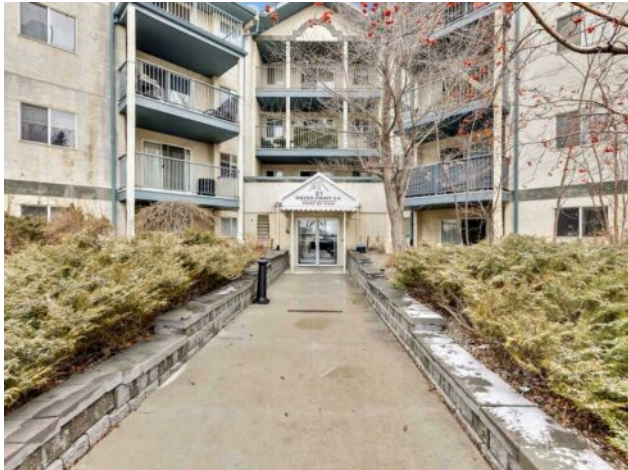


GRASSROOTS
REALTY GROUP

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117, 21 Dover Point SE
Calgary, Alberta

MLS # A2198061



\$264,000

Division:	Dover		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,028 sq.ft.	Age:	1994 (31 yrs old)
Beds:	3	Baths:	2
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 574
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: None

VERY RARE 3 bedroom, 2 bathroom condo - only one of its kind currently on the market! BRAND NEW coat of FRESH PAINT and is in IMMACULATE condition, ready for you to move in tomorrow! Offering over 1,000 sq. ft. of living space, the unit features large windows, laminate flooring throughout and in all but one bedroom, bright West facing offers ample natural light, with a modern decor. As you enter, you will be pleasantly surprised by how airy the space is for an apartment condo. A generously sized dining area and large living room with double doors extending the living space outdoors to the patio. The galley kitchen provides ample cabinet and counter space, making it both functional and convenient for everyday cooking. Three spacious bedrooms are methodically laid out to ensure privacy for everyone. Primary bedroom has a 3 pc ensuite. This unit comes with one assigned parking stall, and the current owners rent a second stall for just \$50/month, potentially transferrable to the new owner. Additional features include in-suite storage and laundry, and all utilities are covered in the condo fees (except electricity). Located in a secure, recently updated building, this condo offers additional peace of mind with modernized hallways, newer security cameras, and a fob entry system. While dogs are not allowed, cats are permitted with board approval. Conveniently located, this condo is just a 5-minute walk to Wendy's and McDonald's, with a gas station and local shops only steps away. Outdoor lovers will appreciate the nearby Valleyview Park, while commuters benefit from quick access to Deerfoot Trail and Stoney Trail, making travel to downtown Calgary a breeze. Whether you're a first-time buyer, investor, or looking to downsize, this affordable and well-located condo is a fantastic opportunity!

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