

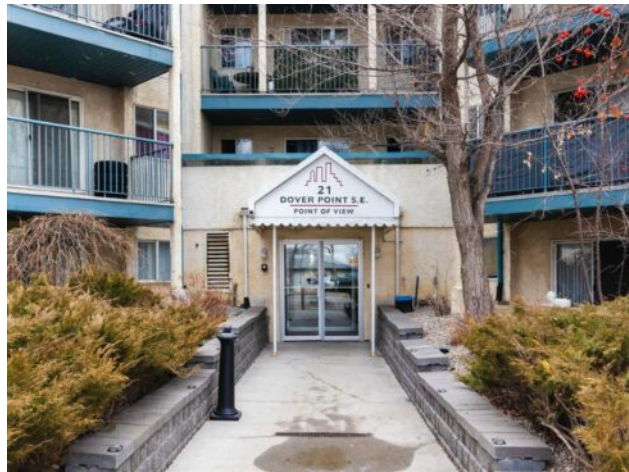


GRASSROOTS
REALTY GROUP

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402, 21 Dover Point SE
Calgary, Alberta

MLS # A2203823



\$250,000

Division:	Dover		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	849 sq.ft.	Age:	1994 (31 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 471
Basement:	-	LLD:	-
Exterior:	Stucco	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	No Smoking Home		

Inclusions: N/A

Welcome to this spacious TOP FLOOR, WEST FACING, END UNIT in the centrally located community of Dover. As you make your way to building 21, you will note the mature trees, well maintained grounds, and the comfortable sense of home affiliated with a smaller complex. 2 ASSIGNED PARKING STALLS, just below your balcony, offer quick access indoors through the side entrance. Take the elevator up to the fourth floor or get in your steps by using the stairs conveniently located nearby the unit. You will be greeted at the foyer with an abundance of natural light spilling into the space the the west facing patio doors. Large open dining room and living room. This space could easily host an office area, dining room, and entertainment area. A pass-through between the kitchen and living room lends opportunity to socialize during meal preparation. The area is also a great space to add a breakfast bar. The large primary bedroom can easily accommodate a kind size bed. Generous sized second bedroom. 4 piece bath. Large in suite laundry room and storage area. Spacious sunny west facing balcony overlooking the 2 assigned parking stalls. Public and Catholic schools in the community. The Dover Community Hall offers programming and space available to rent for functions, outdoor skating rink and community garden. You will discover Valleyview park just a hop, skip and a jump away from the community centre. It features a spray park, ball diamonds, beach volleyball courts, playgrounds and a pathway system that will lead you down to the Bow River. Within close proximity to the Inglewood Curling & Golf Club, Bow Waters Canoe Club, Inglewood Bird Sanctuary, Pierce Estate Park and the Fish Hatchery. A short drive to the East Hills or Deerfoot Meadows shopping areas. This complex is EXCEPTIONALLY well located with access to several major traffic

arteries. Quick access to Peigan Trail, Barlow, 52 Street and Deerfoot. Close proximity to Stoney Trail and Glenmore. And, quick access to downtown. Contact your favourite Realtor today to call this home your own.