

417, 21 Dover Point SE
Calgary, Alberta

MLS # A2345062

\$225,000

Division:	Dover		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,031 sq.ft.	Age:	1994 (32 yrs old)
Beds:	3	Baths:	2
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 567
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, No Animal Home, No Smoking Home		

Inclusions: N/A

Spacious top-floor corner unit, offering over 1,000 sq. ft. of comfortable living space with 3 bedrooms and 2 full bathrooms. The corner location provides added privacy, while the functional layout offers plenty of room for families, professionals, or anyone looking for that extra bedroom or home office. The private balcony offers a peaceful outdoor space with plenty of privacy. All three bedrooms are generously sized with ample closet space, complemented by two full 4-piece bathrooms featuring new faucets. For added peace of mind, the Poly-B plumbing has been replaced throughout the unit. In-suite laundry, additional storage, and a large front closet add everyday convenience. A rare bonus, this condo includes TWO assigned parking stalls. This non-smoking, pet-free home has been carefully maintained and is ready for its next owner. Conveniently located just minutes from Downtown Calgary and Peigan Trail, with easy access to major routes, amenities, shopping, and everyday essentials.