

# \$264,000 - 117, 21 Dover Point Se, Calgary

MLS® #A2198061

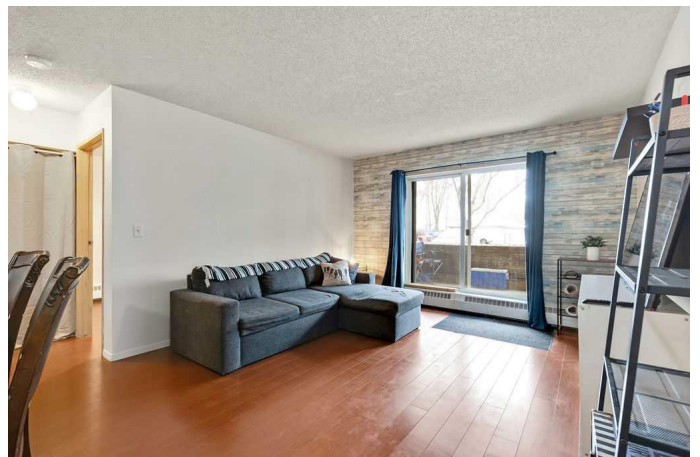
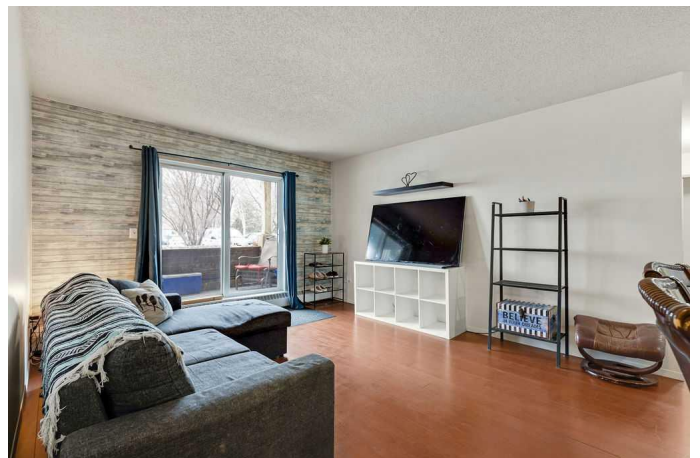
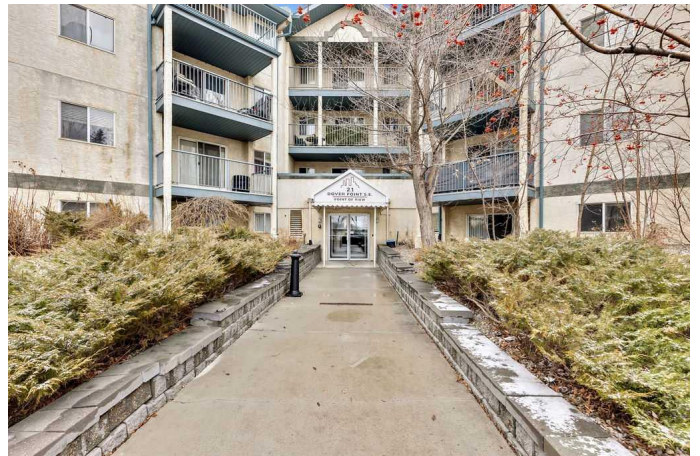
**\$264,000**

3 Bedroom, 2.00 Bathroom, 1,028 sqft

Residential on 0.00 Acres

Dover, Calgary, Alberta

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!

Built in 1994

### Essential Information

MLS® #	A2198061
Price	\$264,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,028
Acres	0.00
Year Built	1994
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	117, 21 Dover Point Se
Subdivision	Dover
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 3K4

### Amenities

Amenities	Visitor Parking, Snow Removal
Parking Spaces	1
Parking	Assigned, Stall

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Hot Water
Cooling	None
# of Stories	4

## Exterior

Exterior Features	None
Construction	Wood Frame, Stucco

## Additional Information

Date Listed	March 14th, 2025
Days on Market	62
Zoning	M-C1

## Listing Details

Listing Office	Grand Realty
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