

103, 11 Dover Point SE  
Calgary, Alberta

MLS # A2229030



\$224,900

Division:	Dover		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	817 sq.ft.	Age:	1994 (31 yrs old)
Beds:	2	Baths:	1
Garage:	Stall, Unassigned		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 455
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1 d75
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, See Remarks, Storage, Vinyl Windows		

Inclusions: Dishwasher, Electric Range, Washer and Dryer, Window Coverings

Excellent buyer investment property! Well-maintained building! This 2 bedroom, 1 bathroom, apartment condo nestled in the family Community of Dover. Right away you notice the mature trees and well-groomed yard. You can imagine yourself living here as you walk through the front door into the warm and inviting open concept living/dinning room with appealing laminate flooring throughout, with 8 Ft. ceilings and big windows that let in an abundance of natural light. Through the kitchen's smart peak a boo window, see yourself conversing with family and friends or keep an eye on the little ones while you prepare a meal. The bright kitchen has plenty of cabinet storage and countertop workspace. This floorplan has great flow from kitchen to open dining room & cozy living room. The living room has a great area to set up your desired entertainment system(s) and furniture. Step outside the sliding patio doors to the large 8 ft. 7-inch X 12 ft. X 3-inch deck that has an abundance of room for patio furniture and is great for entertaining or just enjoying some you time in the fresh air. This main floor also boasts 2 spacious bedrooms, a 4-piece bathroom, an impressively sized storage room, and an in-unit laundry room. The property comes with 1 assigned parking at the side of the building and many visitor parking stalls at the side or in the front of the building for guests. Residents of this mature neighborhood enjoy access to a range of amenities, including playgrounds and walking-biking paths. Conveniently located minutes away from schools, parks, shopping centers, dining and more. Do not miss your opportunity to own this investment. Schedule a showing with your favorite realtor today!!