

216, 21 Dover Point SE  
Calgary, Alberta

MLS # A2198735



**\$249,900**

Division:	Dover		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	788 sq.ft.	Age:	1994 (31 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Guest, Parking Lot, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 500
Basement:	None	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete, Slab	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Laminate Counters, No Smoking Home, Storage, Walk-In Closet(s)		

Inclusions: N/A

JUST REDUCED! Outstanding value in this 2 bed, 2 bath condo! Featuring updated luxury vinyl plank flooring throughout, this condo is move-in ready. All kitchen appliances have been replaced in the last few years, and there is a stacked LG washer and dryer in the dedicated laundry/storage room. A beautiful live-edge slab added to the kitchen passthrough can serve as a breakfast bar or serving station for added flexibility. Kitchen cabinets have been updated and offer shaker-style fronts, modern handles, and a deep wood tone. Two good-sized bedrooms on opposite sides of this unit make it a great layout. The primary bedroom features a ceiling fan, walk-through closet, and full ensuite bathroom with tub and shower. The large balcony faces greenspace (not parking lot) on the quietest side of the complex. Hallways and lobby in this building have been updated, including newer security cameras and fob system. Condo fees are very reasonable and an assigned parking stall is also included. There are restaurants just south of Peigan Trail, and a gas station and neighbourhood retail to the north of this complex. You'll also enjoy great access to Valleyview Park, Deerfoot Trail, and Stoney Trail. Check out the 3D tour and then book your showing before it's gone!