# \$290,000 - 117, 21 Dover Point Se, Calgary

MLS® #A2198061

# \$290,000

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 \$290,000

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 Snow Removal, Visitor Parking

Parking Spaces 1

Parking Stall, Assigned

#### 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 Stucco, Wood Frame

# **Additional Information**

Date Listed March 14th, 2025

Days on Market 20

Zoning M-C1

# **Listing Details**

Listing Office Grand Realty

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.