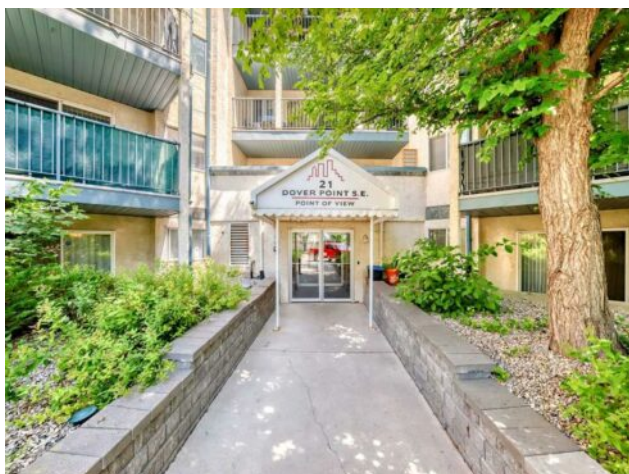


**312, 21 Dover Point SE**  
**Calgary, Alberta**

**MLS # A2230723**



**\$190,000**

<b>Division:</b>	Dover		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	624 sq.ft.	<b>Age:</b>	1994 (31 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	220 Volt Wiring, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Boiler, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 370
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Mixed, Other, Wood Frame	<b>Zoning:</b>	M-C1 d75
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage		

**Inclusions:** N/A

Welcome to this bright and inviting one-bedroom condo on the third floor! With plenty of natural morning light, a private balcony, stylish laminate flooring, and generous in-suite storage, this unit is both comfortable and functional. Low monthly condo fees cover everything you need: heat, water, sewer, insurance, snow removal, professional management, reserve fund contributions, parking, and common area upkeep. The building is professionally managed and offers excellent access to major roads and highways, making commuting a breeze. Bonus: visitor parking is available along with your own assigned stall. A fantastic opportunity you won't want to miss!