

**216, 21 Dover Point SE**  
**Calgary, Alberta**

**MLS # A2198735**



**\$249,900**

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

<b>Heating:</b>	Baseboard, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 500
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete, Slab	<b>Utilities:</b>	-
<b>Features:</b>	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!