



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

314, 21 Dover Point SE
Calgary, Alberta

MLS # A2308431



\$219,900

Division:	Dover		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	916 sq.ft.	Age:	1994 (32 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 515
Basement:	-	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	M-C1 d75
Foundation:	-	Utilities:	-
Features:	Elevator, No Animal Home, Open Floorplan		

Inclusions:	N/A
--------------------	-----

Welcome to this beautifully updated two bedrooms and one bathroom condo ideally located at the corner of Barlow Trail & Peigan Trail and close to Foothills Industrial area. Thoughtfully refreshed and move in ready, this bright and inviting condo offers both comfort and convenience. The open concept design feels spacious and airy, highlighted by an oversized patio door that fills the living area with natural light. Recent upgrades include fresh paint, stylish luxury vinyl flooring, and a brand-new electric stove, creating a modern, low-maintenance living space. Enjoy the added convenience of in-suite laundry, generous storage options, and a private balcony, perfect for morning coffee or relaxing evenings. The well-maintained building features secure entry, a welcoming lobby, and plenty of visitors parking. Ideally situated near parks, schools, shopping, major commuter routes, Deerfoot Trail, and downtown Calgary, this condo offers exceptional accessibility. This is an excellent opportunity for first time buyers, downsizers, or investors seeking strong value in a prime location.