



GRASSROOTS
REALTY GROUP

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416, 21 Dover Point SE
Calgary, Alberta

MLS # A2326650



\$215,000

Division:	Dover		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	791 sq.ft.	Age:	1994 (32 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 455
Basement:	None	LLD:	-
Exterior:	Composite Siding, Concrete, Wood Frame	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vinyl Windows		

Inclusions: Washer Dryer, Refrigerator, Electric Range, Dishwasher, Microwave, Hood Fan, All Window Coverings, Ceiling Fan

Superior top-floor location with serene views of lush evergreen trees—the perfect backdrop for enjoying your morning coffee. This move-in ready condo offers an ideal floor plan with two bedrooms positioned on opposite sides of the spacious living room, each with access to its own full bathroom for added privacy. The primary bedroom features a generous walk-through closet leading to a private ensuite. You'll also appreciate the convenient in-suite laundry with additional storage space just off the entrance. This well-maintained building offers secure entry, a welcoming lobby, and ample visitor parking on the west side of the building. Service dogs and cats are permitted with Board approval. Ideally located just 3 minutes from Inglewood Golf Course and the Bow River pathway system, this home is perfect for cyclists and outdoor enthusiasts. You'll also find a playground within two blocks, beach volleyball courts nearby, and the renowned International Avenue with its diverse dining, shopping, and everyday amenities. With quick access to Deerfoot Trail, you can reach virtually anywhere in the city in about 20 minutes. This is an exceptional opportunity to enjoy comfort, convenience, and a peaceful setting in one fantastic location.