

**112, 20 Dover Point SE  
Calgary, Alberta**

**MLS # A2274418**

**\$189,900**



<b>Division:</b>	Dover		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	651 sq.ft.	<b>Age:</b>	1995 (31 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 373
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	M-C1 d75
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Closet Organizers, Storage		

**Inclusions:** Shoe Organiser, Dining Room Wall Unit, Bathroom Towers, Laundry Organisers, Storage Room Cabinets, Curtains, Closet Organiser, Living Room Shelf, 2 AC's, Patio Furniture,

IMMACULATE + TASTEFULLY RENOVATED, POLY-B REMOVED, PET FRIENDLY (large dogs allowed with board approval). This condo features a bright, open floorplan in a well managed complex with 1 bedroom & 1 bathroom with soaker tub. Upgrades include fresh paint, vinyl flooring, newer lights, toilet, faucets, drapes, closet doors & thermostat. The good-sized bedroom boasts closet organisers & a sunny east facing window. Laundry room located in-suite with newer washer/dryer & freezer. This open floorplan will easily accommodate a family sized gathering in the spacious dining room + living room. The unit comes with ample storage including a large wall unit in the dining room, storage cabinets, shelves, patio furniture. Parking stall is located just steps away from the unit's very private, spacious, covered patio with newer tile flooring & sliding glass door access off the living room. Seconds from Peigan Trail, Deerfoot Trail & the new Ring Road System & minutes from Downtown Calgary not to mention walking distance to shopping, schools, parks, playgrounds & more. Bus stop conveniently located directly in front of the building. Great for first time buyers or investment property!