

406, 11 Dover Point SE
Calgary, Alberta

MLS # A2223267



\$274,900

Division:	Dover		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	793 sq.ft.	Age:	1994 (31 yrs old)
Beds:	2	Baths:	2
Garage:	Outside, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 460
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Low Flow Plumbing Fixtures, Storage, Walk-In Closet(s)		

Inclusions: N/A

****Top-Floor, South-Facing 2-Bed 2 Bath Condo with 2 assigned stalls!**** Welcome home to this bright, well-maintained 2-bedroom, 2-bathroom condo, ideally located in a quiet, established community with easy access to shopping, transit, and major roadways. Set on the top floor of a well-managed complex, this sunny unit offers the perfect blend of comfort, style, and convenience—ideal for first-time buyers, downsizers, or investors. Step inside to discover a freshly painted interior and a functional open-concept layout that flows seamlessly between the kitchen, dining, and living spaces. The kitchen is thoughtfully designed with ample cabinetry, a convenient pass-through to the living room, and updated stainless steel appliances. You'll also appreciate the newer countertops, sink, and faucet, giving the kitchen a fresh and modern touch. The spacious living room is warm and inviting, perfect for both relaxing and entertaining. Large sliding glass doors lead to your private, south-facing balcony, where you can enjoy your morning coffee or evening BBQ while taking in distant mountain views—a lovely bonus! The two bedrooms are well-separated for privacy, making the layout ideal for roommates, guests, or a home office setup. The primary suite features a walk-through closet and a 4-piece ensuite, while the second bedroom has easy access to the second full bathroom. Both bathrooms have been updated with contemporary fixtures and vanities, providing a clean, modern look throughout. Additional highlights include updated laminate flooring, a large in-suite laundry/storage room, two assigned parking stalls, and ample visitor parking—offering practicality and peace of mind. Located just minutes from Deerfoot Trail, downtown Calgary, transit options, schools, and shopping amenities, this home delivers an unbeatable combination of location and

lifestyle. With reasonable condo fees in a well-cared-for building, it's the perfect opportunity for low-maintenance, move-in-ready living. Don't miss your chance to view this bright and updated top-floor unit—quick possession is available. Book your showing today!