

# \$245,000 - 314, 20 Dover Point Se, Calgary

MLS® #A2227423

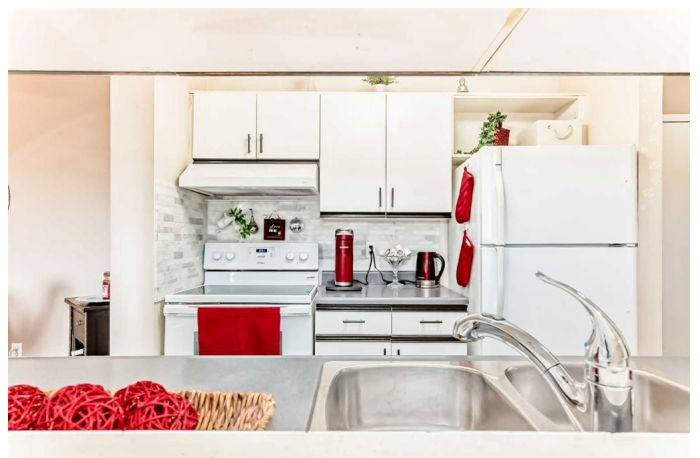
**\$245,000**

2 Bedroom, 1.00 Bathroom, 926 sqft

Residential on 0.00 Acres

Dover, Calgary, Alberta

Open House Friday June 6th, 4-6pm and Saturday June 7th, 12-2pm. Start Building Equity in This Spacious Dover Condo. Step into homeownership with this bright and inviting two-bedroom, one-bath unit located in Dover's Pointe. Situated on the third floor, this 900+ sq ft condo offers southwest-facing views from your private balcony—perfect for enjoying the morning sunshine. Inside, you'll find a functional galley-style kitchen, with NEW tiles, NEW ceiling fan, NEW hood-fan and a newer stove, a generous dining area, and a large living room ideal for entertaining or relaxing. Stylish laminate flooring and crown mouldings add a touch of sophistication throughout. Both bedrooms are generously sized with NEW CARPET, excellent closet space, and the convenience of in-suite laundry makes everyday living easy. This well-maintained, pet-friendly complex includes heat and water in the condo fees, and comes with one assigned outdoor parking stall. Your four-legged companions will love the nearby Southview Off-Leash Park—just a 13-minute walk away! Commuting is a breeze with quick access to downtown by car or transit. You'll also enjoy walking-distance access to local favourites like McDonald's, Wendy's, and Denny's. Prefer a shopping spree? Deerfoot Meadows is just minutes away, offering retail giants like IKEA, Costco, Walmart, and more. Why rent when you can own? Seller is willing to sell furnished, minus the beds and mattresses. Discover the



freedom and benefits of homeownership  
today!

Built in 1995

### **Essential Information**

MLS® #	A2227423
Price	\$245,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	926
Acres	0.00
Year Built	1995
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	314, 20 Dover Point Se
Subdivision	Dover
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 3K3

### **Amenities**

Amenities	Elevator(s)
Parking Spaces	1
Parking	Assigned, Outside, Stall

### **Interior**

Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Range Hood, Refrigerator, Washer/Dryer Stacked, Electric Range
Heating	Natural Gas, Hot Water
Cooling	None
# of Stories	4

**Exterior**

Exterior Features	None
Construction	Stucco, Wood Frame

**Additional Information**

Date Listed	June 5th, 2025
Days on Market	79
Zoning	M-C1 d75

**Listing Details**

Listing Office	CIR Realty
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