

\$218,000 - 116, 11 Dover Point Se, Calgary

MLS® #A2268436

\$218,000

2 Bedroom, 2.00 Bathroom, 802 sqft

Residential on 0.00 Acres

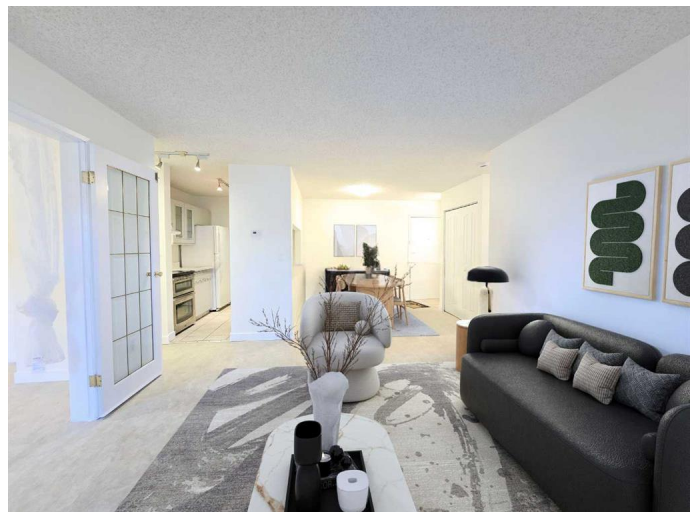
Dover, Calgary, Alberta

Investors and first-time buyers, start here. Fresh 2025 paint and new quartz in the kitchen and bath give you a clean, modern start on possession while the plan, light, and location make daily life easy.

East exposure brings bright mornings and comfortable afternoons. Ground-floor convenience means groceries, bikes, strollers, and pets move in and out quickly with no elevator waits. The layout is practical and photogenic with open living and dining sightlines and an extra-wide serving bar that doubles as your dining table or home office desk. Kitchen details include a high-arc faucet, glass-front uppers, and a stainless range; the bath carries a matching quartz vanity for a cohesive look. In-suite laundry and in-unit storage keep day-to-day living simple and organized.

Commuter smart with quick links to Deerfoot, Peigan, and Stoney, about 12 to 15 minutes off-peak to Downtown. Moments to Bow River pathways, parks, schools, shopping, and nearby transit. Fresh finishes reduce Day-1 spend and make leasing or ownership simpler.

Condo fee includes: Amenities of HOA/Condo, Common Area Maintenance, Heat, Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water. That means most utilities are covered by the fee



and typical monthly extras are mainly electricity.

Quick Facts:

- â€¢ Parking: assigned surface stall #84
- â€¢ Exposure: East, great morning light
- â€¢ Laundry/Storage: in-suite laundry and in-unit storage
- â€¢ Ground level: fast access for daily errands and move-ins

If the fit is right, book your showing early.

Built in 1994

Essential Information

MLS® #	A2268436
Price	\$218,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	802
Acres	0.00
Year Built	1994
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	116, 11 Dover Point Se
Subdivision	Dover
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B3J8

Amenities

Amenities	Elevator(s), Parking, Snow Removal, Trash, Playground, Visitor Parking
Parking Spaces	1

Parking	Off Street, Outside, Stall, Assigned, Parking Lot
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Interior

Interior Features	No Animal Home, No Smoking Home, Storage, Breakfast Bar
Appliances	Dishwasher, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Range
Heating	Baseboard
Cooling	None
# of Stories	4

Exterior

Exterior Features	Balcony
Construction	Stucco, Wood Frame

Additional Information

Date Listed	November 3rd, 2025
Days on Market	2
Zoning	M-C1 d75

Listing Details

Listing Office	Homecare Realty Ltd.
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