



GRASSROOTS
REALTY GROUP

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106, 7106 Valleyview Park SE
Calgary, Alberta

MLS # A2304458



\$256,800

Division:	Dover		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	962 sq.ft.	Age:	2000 (26 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 737
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1 d109
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)		

Inclusions: n/a

END UNIT | GROUND LEVEL | TITLED HEATED UNDERGROUND PARKING | 2 BED + 2 BATH | IN-UNIT LAUNDRY | WEST-FACING BACK | Welcome to this beautifully maintained 2-bedroom, 2-bathroom ground-level end unit offering comfort, convenience, and an abundance of natural light. Located in an established community, this home is perfect for first-time buyers, downsizers, or investors alike. Step inside to a welcoming foyer complete with a convenient closet for coats and shoes. Just beyond, you'll find a dedicated in-unit laundry area with additional storage, keeping everything organized and easily accessible. The spacious dining area is filled with natural light thanks to the unit's end position, creating a bright and inviting atmosphere for everyday meals or entertaining guests. The open-concept layout seamlessly connects the dining room to the kitchen and living room. The cozy living area features a fireplace, perfect for relaxing evenings, while the well-appointed kitchen boasts stainless steel appliances, a large pantry, a functional island, and ample cabinet and counter space, ideal for cooking and hosting. From the living room, step out onto your west-facing patio, complete with a gas line for your BBQ. Enjoy sunny afternoons and warm evenings in your private outdoor space. The primary bedroom is generously sized and offers a walk-in closet and a private 4-piece ensuite, providing a comfortable retreat. A second well-sized bedroom and an additional 4-piece bathroom add flexibility for guests, family, or a home office. This unit also includes titled, heated underground parking, ensuring comfort and security year-round. The condo fee covers HEAT, WATER, ELECTRICITY & MORE. Ideally situated with quick access to major routes such as Deerfoot Trail, Peigan Trail, and Barlow Trail, commuting is a breeze. You'll also appreciate being

close to schools, parks, shopping, restaurants, and other everyday amenities. This bright and functional home checks all the boxes...
don't miss your opportunity to make it yours!