



GRASSROOTS
REALTY GROUP

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307, 1307 Valleyview Park SE
Calgary, Alberta

MLS # A2313165



\$249,999

Division:	Dover		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	998 sq.ft.	Age:	2004 (22 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard

Floors: Laminate, Tile, Vinyl

Roof: -

Basement: -

Exterior: Vinyl Siding, Wood Frame

Foundation: -

Features: Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Storage, Vinyl Windows

Water: -

Sewer: -

Condo Fee: \$ 705

LLD: -

Zoning: M-C1 d109

Utilities: -

Inclusions: NONE

FRESHLY PAINTED | CONVENIENT LOCATION | 2 BEDROOMS + 2 BATHROOMS | TITLED PARKING | IN-UNIT LAUNDRY | RENOVATED | MINUTES TO DOWNTOWN CALGARY This renovated and well-priced top-floor condo featuring 2 bedrooms and 2 bathrooms is an incredible opportunity for buyers seeking value, comfort, and convenience. The home is well-maintained, bright, and filled with natural light throughout. Step inside to a welcoming foyer with a convenient closet for coats and shoes, along with a nearby dedicated laundry room. The open-concept layout features a spacious dining area, perfect for hosting family and friends, and a modern kitchen complete with stainless steel appliances, a central island, and ample cabinet space. From the kitchen, step out onto your private balcony — the perfect spot to enjoy your morning coffee — complete with a BBQ gas line. The living room offers warmth and charm with a cozy fireplace and large windows that flood the space with natural light. The generously sized primary bedroom features a walk-in closet and a 3-piece ensuite bathroom. A second bedroom and a 4-piece main bathroom provide added flexibility and convenience for guests, roommates, or a home office setup. To top it all off, the unit includes titled underground heated parking, keeping your vehicle secure and warm year-round. The condo fees cover heat, water, electricity, and more, offering exceptional value and convenience. 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. Whether you're a first-time buyer, investor, or downsizer, this bright and functional home checks all the boxes. Don't miss your opportunity to make

it yours!