



GRASSROOTS
REALTY GROUP

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105, 11642 Valley Ridge Park NW
Calgary, Alberta

MLS # A2329477



\$445,000

Division:	Valley Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,252 sq.ft.	Age:	2003 (23 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Tandem, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 646
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame, Wood Siding	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Kitchen Island, No Animal Home, No Smoking Home, Pantry, See Remarks, Separate Entrance, Walk-In Closet(s)		
Inclusions:	Murphy bed in study/bedroom		

Thoughtfully designed 2 bedroom, 2 bathroom ground-floor condo in Valley Ridge, ideal for a retired or professional couple seeking a quiet, low-maintenance home in a safe and secure complex. The ground-floor location offers easy access with no stairs, while the building's serene natural setting, well-landscaped common areas, and walking proximity to the golf course create a peaceful environment to enjoy every day. The well-appointed kitchen includes an island with added seating, stainless steel appliances, and granite counters, opening to the main living area for comfortable daily living and easy entertaining. The primary bedroom offers an ensuite with both tub and separate shower, plus a walk-in closet for excellent storage. The second bedroom features a Murphy bed, making it a flexible space that can serve as a guest room, home office, or quiet reading room. Ceiling fans in the bedrooms add to everyday comfort. Practical features include in-suite laundry with extra storage, central vacuum, and attached air conditioning, all supporting a convenient, low-maintenance lifestyle. The spacious ground-floor patio provides ample room for a couch and patio table/chairs, with a gas hookup ready for a barbecue, extending the living area outdoors in a tranquil setting. Titled tandem underground heated parking, titled storage, and access to a car wash bay in the parkade add everyday convenience. Altogether, this condo combines accessibility, comfort, and ease of ownership, appealing to those looking to simplify their lifestyle without sacrificing quality.