



GRASSROOTS
REALTY GROUP

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205, 3205 Valleyview Park SE
Calgary, Alberta

MLS # A2336058



\$308,800

Division:	Dover		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,028 sq.ft.	Age:	2000 (26 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard

Floors: Vinyl Plank

Roof: -

Basement: -

Exterior: Concrete, Vinyl Siding, Wood Frame

Foundation: -

Features: Ceiling Fan(s), Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)

Inclusions: n/a

Water: -

Sewer: -

Condo Fee: \$ 761

LLD: -

Zoning: M-C1 d109

Utilities: -

Two of everything that matters. This isn't a condo with a spare room and a powder bath tacked on for the listing sheet — it's a genuine two-bedroom, two-bathroom layout, built for two people (or a roommate, a home office, a guest room that actually gets used) to live without stepping on each other. Both bedrooms are real bedrooms. Both bathrooms are real bathrooms, including a private ensuite off the primary suite. Then there are the two balconies — one for your morning coffee and east light, one for a sunset drink and city glow. Split the day between them instead of fighting over the one deck everyone else in the building is stuck sharing. And two titled parking stalls, not one stall plus a promise. That's rental income potential, a spot for a partner's car, or space for the truck and the weekend bike — yours on title, not subject to a waitlist. Where you actually are: This unit sits inside Valleyview Park Place, in Dover, directly across from Valleyview Park itself — ball diamonds, a spray park, beach volleyball courts, playgrounds, and pathways with skyline views, right outside your door. Grab your coffee, walk the dog, or just watch the sun come up over downtown without getting in the car. Speaking of downtown — it's close. Close enough for a short commute, far enough that you're not paying downtown-condo prices for the privilege. Deerfoot Trail and Barlow Trail are both minutes away, so whether you're headed north, south, or across the city, you're never more than a quick on-ramp from where you need to be. The neighbourhood's everyday restaurants, cafés, and shops along International Avenue and the surrounding strip malls keep takeout, groceries, and a night out all within a few minutes' drive. Two bedrooms. Two bathrooms. Two balconies. Two titled stalls. One well-placed corner of the city that puts the park,

the parkway, and downtown all within easy reach. This is non smoking home with high end new appliances!