



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**106, 2106 Valleyview Park SE  
Calgary, Alberta**

**MLS # A2242087**



**\$290,000**

<b>Division:</b>	Dover		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	970 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 706
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1 d109
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island		

<b>Inclusions:</b>	Coat Rack Shelf
--------------------	-----------------

Welcome to this beautifully updated and spacious main floor unit in Valleyview Park Place, offering 969.75 sqft. of stylish and functional living in the vibrant community of Dover. This 2-bedroom, 2-bathroom condo features a spacious open-concept layout with new modern vinyl plank flooring, a sleek white kitchen accented by a newer stainless-steel refrigerator, and a large kitchen island with a convenient breakfast bar&mdash;perfect for both entertaining and casual dining. The generous dining area seamlessly complements the space, offering the ideal setting for hosting friends and family. The cozy living room features a gas fireplace and opens onto a ground-level patio with a gas line for your BBQ&mdash;ideal for summer evenings. The primary suite features a generous walk-in closet and a private 4-piece ensuite for added comfort, while the second bedroom offers versatile space&mdash;perfect as a guest room or home office&mdash;with a second full 4-piece bathroom conveniently just steps away. Additional highlights include in-suite laundry with storage, a central vacuum system, tasteful updates throughout, and a titled, heated underground parking stall, along with ample visitor parking! This pet-friendly complex is nestled just steps from Valleyview Park, off-leash dog parks, Inglewood Golf & Curling Club, and scenic Bow River pathways. With all utilities included in the condo fees, and close proximity to schools, transit, shopping, International Avenue, and major routes like Deerfoot and Barlow Trail&mdash;this move-in-ready home offers unbeatable value and convenience!