



GRASSROOTS
REALTY GROUP

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204, 4204 Valleyview Park SE
Calgary, Alberta

MLS # A2244870



\$290,000

Division:	Dover		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	958 sq.ft.	Age:	2000 (25 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 694
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Kitchen Island		

Inclusions:	None
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All Utilities Included in Condo Fees | Beautifully Updated 2-Bed, 2-Bath Condo | 2nd Floor | Move-In Ready! This spacious and stylish 2-bedroom, 2-bath condo offers 957.73 sq. ft. of comfortable living in the vibrant community of Dover. Located on the second floor, this well-maintained unit features modern vinyl plank flooring, a bright open-concept layout, and a crisp white kitchen with a large island and breakfast bar—perfect for entertaining or casual dining. The cozy living room includes a gas fireplace and opens to a private balcony with a gas line for BBQs. The primary bedroom offers a walk-in closet and 4-piece ensuite, while the second bedroom is ideal for guests or a home office, with another full bath nearby. Additional highlights include in-suite laundry with storage, titled heated underground parking with car wash bay, and ample visitor parking. Steps from Valleyview Park, off-leash areas, Bow River pathways, transit, schools, shopping, and major routes. All utilities are included in the condo fees—offering exceptional value and peace of mind!