



**202, 5202 Valleyview Park SE
Calgary, Alberta**

MLS # A2286567



\$272,500

Division:	Dover		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	955 sq.ft.	Age:	2000 (26 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 761
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1 d109
Foundation:	-	Utilities:	-
Features:	Kitchen Island		

Inclusions: N/A

Looking for exceptional value in southeast Calgary? Welcome to Valleyview Park Place in the established community of Dover. This spacious second-floor condo offers a smart, functional layout ideal for first-time buyers, downsizers, or investors. The open-concept design features a well-appointed kitchen with ample cabinetry, raised eat-at island, and generous prep space—perfect for entertaining or casual dining. The bright living room is anchored by a cozy feature fireplace and provides direct access to your sunny private balcony—an ideal spot for morning coffee or evening relaxation. The large primary bedroom includes a walk-in closet and private 4-piece ensuite. A second spacious bedroom, an additional full 4-piece bathroom, in-suite laundry, and extra storage complete the home. Two titled parking stalls—a rare and valuable bonus—add flexibility for multi-vehicle households or rental potential. Located just steps from Valleyview Park, off-leash areas, the Bow River pathway system, and minutes to Inglewood Golf & Curling Club. Quick access to Deerfoot Trail, Barlow Trail, schools, shopping, transit, and International Avenue make commuting and daily errands effortless. Whether you're expanding your investment portfolio or purchasing your first home, this well-maintained, carpet free condo delivers comfort, convenience, and outstanding value. Don't miss out, contact your favorite agent today to book a viewing!