



**308, 2000 Valleyview Park SE
Calgary, Alberta**

MLS # A2302550



\$263,900

Division:	Dover		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	994 sq.ft.	Age:	2000 (26 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Fireplace(s), Hot Water	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 737
Basement:	-	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-C1 d109
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

Inclusions: Laundry room shelf, the 2 wicker shelves in the bathrooms, 2 mail keys

Imagine waking up in your bright and spacious 2 bedroom, 2 bathroom, top floor corner unit with 2 balconies featuring beautiful mountain views as the perfect place to enjoy your morning coffee with the sunrise on your primary suite balcony, or take advantage of the built in gas line on the main balcony for grilling at the end of the day. With your open floor plan, kitchen island with breakfast bar, and cozy corner gas fireplace, you have lots of space for friends or family, and with ample visitor parking, you are ready to welcome them all. The primary bedroom is complete with a walk-in closet and full ensuite bathroom for privacy and comfort. A second bedroom and full main bath as well as an in-suite dedicated laundry room and additional storage closets provide you with plenty of space. Your titled heated underground parking stall is conveniently located near the elevator door, making unloading and loading easier. And with nearby Valleyview Park and walking trails as well as schools, shopping, and quick access to major routes, the location makes it easy for work and play. This pet friendly (with board approval) building includes your utilities in the condo fees, making budgeting simpler and streamlined.