



**301, 7301 Valleyview Park SE  
Calgary, Alberta**

**MLS # A2303949**



**\$265,000**

<b>Division:</b>	Dover		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	940 sq.ft.	<b>Age:</b>	2000 (26 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	<b>Water:</b>	-
<b>Floors:</b>	Carpet	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 705
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1 d109
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Walk-In Closet(s)		

**Inclusions:** N/A

Top Floor Corner Unit! Incredible opportunity to own this bright and spacious 2-bedroom, 2-bathroom with in-suite storage and laundry. The home has been refreshed with new flooring throughout the kitchen and living room, fresh paint, and a brand-new range and fridge, making it completely move-in ready. Start your mornings on the east-facing patio with a natural gas hookup, perfect for coffee or evening BBQs. This pet-friendly condo is just minutes from natural green space and walking paths. The unit includes one titled underground parking stall, with plenty of additional street parking available for guests. Vacant and ready for quick possession, this stylish condo checks all the boxes. Call today to book a private showing!