



**304, 2304 Valleyview Park SE  
Calgary, Alberta**

**MLS # A2138774**



**\$315,000**

<b>Division:</b>	Dover		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	979 sq.ft.	<b>Age:</b>	2000 (24 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Insulated, Secured, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 664
<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>	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

**Inclusions:** none

Welcome to 304, 2304 Valleyview Park SE, an exquisite 2 BEDROOM PLUS DEN/FLEX ROOM apartment that blends comfort, convenience, and stunning mountain views. This spacious 984-square-foot residence offers a well-designed open floor plan that effortlessly combines living, dining, and kitchen areas, creating a perfect space for entertaining and everyday living. The generous natural light streaming through large windows enhances the airy ambiance, making every room feel bright and inviting. Step into the modern kitchen, where functionality meets style. Featuring a large kitchen island and a convenient breakfast bar, this space is ideal for both casual dining and culinary creativity. The abundance of cabinetry and counter space ensures ample storage and preparation areas, while the adjacent dining area provides a cozy spot for family meals or hosting friends. Relax and unwind in the comfortable living room, which boasts a gas fireplace that adds warmth and character. The seamless flow from the living area to the private balcony allows you to enjoy the beautiful mountain views and fresh air right from your home. Whether you're sipping your morning coffee or winding down after a long day, this outdoor space is a true retreat. The apartment offers two well-appointed bedrooms, each designed to provide maximum comfort and privacy. The primary bedroom includes an ensuite bathroom, complete with modern fixtures and plenty of storage. The second bedroom, equally spacious, is perfect for guests, a home office, or a growing family. Both bathrooms are elegantly finished and feature contemporary designs that offer a spa-like experience. Enjoy the convenience of an in-unit laundry room, making daily chores a breeze. Every detail of this apartment has been thoughtfully designed to cater to your lifestyle needs. Location is key, and 304, 2304

Valleyview Park SE excels in this regard. Situated close to public transportation and major highways, commuting is effortless. Families will appreciate the proximity to schools, playgrounds, and dog parks, ensuring that every member of the household has something to enjoy. The community surrounding Valleyview Park SE is vibrant and welcoming, offering a perfect blend of urban convenience and natural beauty. Enjoy weekend strolls in nearby parks, easy access to shopping and dining, and the peace of mind that comes with living in a well-maintained neighborhood. This apartment is not just a place to live but a place to thrive. With its combination of thoughtful design, modern amenities, and prime location, 304, 2304 Valleyview Park SE is the ideal setting for your next chapter. Did I mention it comes with a heated underground parking stall? Don't miss the opportunity to make this exceptional property your new home. Contact us today to schedule a viewing and experience firsthand what makes this apartment so special. Discover the perfect balance of comfort, convenience, and captivating views at Valleyview Park SE. Your dream home awaits!