



**306, 3306 Valleyview Park SE
Calgary, Alberta**

MLS # A2186724



\$300,000

Division:	Dover		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	1,001 sq.ft.	Age:	2000 (25 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 664
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-

Features: Ceiling Fan(s), High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, See Remarks, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: None

Exceptional value just minutes from parks, pathways, schools, shopping, and more!! This 2 bedroom, 2 FULL bathroom, TOP FLOOR condo boasts a bright and welcoming floor plan! Vaulted ceilings, and big beautiful windows highlight the natural charm and cozy living space. Traditional dining (or future flex space) takes centre stage alongside the sunlit kitchen; well appointed with an expanse of counters, ample cabinets and centric island/breakfast bar. The primary bedroom is generous in both size and storage with large walk-in closet, private ensuite bath and enough room for a king sized bed. Situated opposite the primary, the spacious second bedroom features a good sized closet and easy access to main 4 pc. bath - perfect for guests or family! The unit is fit and finished with sought after, in suite laundry and extra storage space! Sizeable balcony offers extended outdoor living, covered and complete with natural gas line; the perfect place for summer BBQs! Valleyview Park Place is located a short distance away from an array of businesses and amenities, including golf, and off-leash dog parks, with quick and convenient access to Deerfoot Trail, and only minutes to downtown. ALL of this, AND then some; titled underground parking, car wash, AND condo fees that are inclusive of all utilities (electricity, heat, water/sewer) make this an incredible investment in a well-managed complex! Welcome Home! Welcome to Valleyview Park!