



GRASSROOTS
REALTY GROUP

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205, 3205 Valleyview Park SE
Calgary, Alberta

MLS # A2212320



\$310,000

Division:	Dover		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,018 sq.ft.	Age:	2000 (25 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 728
Basement:	-	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

"One of these things is not like the others!" This exceptional CORNER UNIT condo stands out from the crowd - featuring TWO Bedrooms, TWO Full Bathrooms, TWO Balconies, ANND TWO titled underground parking spaces (side by side, even!). This is one of the largest floorplans in this well-managed pet-friendly complex, you won't want to miss this one (not many units come with two titled underground parking spots). With more than 1,000 sq ft of open concept living space there is so much to love! The current owners have upgraded the entire unit with top-of-the-line luxury vinyl plank flooring and fresh paint throughout. You'll appreciate the spacious living, dining, and kitchen area, complete with a cozy gas fireplace and a balcony equipped with a gas line for your BBQ. The kitchen has granite counters and backsplash, and both the fridge and dishwasher have recently been replaced. The generously sized primary bedroom has a large walk-in closet, a 3 pc ensuite, and access to a second north facing balcony (great for escaping the summer heat). Additional highlights include in-suite laundry and a storage room with charming barn doors. The secure underground parkade offers a free car wash and elevator access for ultimate convenience. How about if I told you that you utilities are covered in the condo fees? No more surprise electricity or gas bills?? Yes, please! With easy access to downtown and Deerfoot Trail your commute will be a breeze, and just around the corner is the access to the Inglewood golf course. Seriously, what are you waiting for? Call your favourite realtor to get a showing booked for you!