

**308, 103 Valley Ridge Manor NW**  
**Calgary, Alberta**

**MLS # A2221517**



**\$499,900**

<b>Division:</b>	Valley Ridge		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,125 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Guest, Off Street, Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 608
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Pantry, Quartz Counters, Storage		

**Inclusions:** N/A

Welcome Home! Come and see this terrific over 1100 ft<sup>2</sup>; two bedroom, two bathroom apartment style condominium in the North West Community of Valley Ridge. The Valley Ridge Estates building is a short walk over to the Valley Ridge golf course, enjoy the many walkways and pathways around the community and only steps to the Bow River this condo is sure to impress. Within this 3rd floor unit is a bright open plan, kitchen with large peninsula is a dream for entertaining, quartz countertops, split unit with A/C. Spacious primary bedroom with walk in closet and three piece ensuite with walk in shower, expansive deck with natural gas hook up. Pantry, ensuite laundry and in unit storage round out this fantastic unit. Two Titled Parking Stalls, one indoor and one outdoor, as well as Titled Storage. Easy access to 16th Avenue to head into town or the mountains for a weekend escape. Come and see today!