

## 204, 4204 Valleyview Park SE Calgary, Alberta

**MLS # A2244870**



# \$280,000

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Dover                              |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 958 sq.ft.                         | <b>Age:</b>   | 2000 (25 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Heated Garage, Underground         |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                               |                   |        |
|--------------------|-----------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard, Hot Water, Natural Gas             | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Hardwood, Vinyl Plank                         | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                               | <b>Condo Fee:</b> | \$ 694 |
| <b>Basement:</b>   | -                                             | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                      | <b>Zoning:</b>    | M-C1   |
| <b>Foundation:</b> | Poured Concrete                               | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Breakfast Bar, Ceiling Fan(s), Kitchen Island |                   |        |
| <b>Inclusions:</b> | None                                          |                   |        |

All Utilities Included in Condo Fees | Beautifully Updated 2-Bed, 2-Bath Condo | 2nd Floor | Move-In Ready! This spacious and stylish 2-bedroom, 2-bath condo offers 957.73 sq. ft. of comfortable living in the vibrant community of Dover. Located on the second floor, this well-maintained unit features modern vinyl plank flooring, a bright open-concept layout, and a crisp white kitchen with a large island and breakfast bar—perfect for entertaining or casual dining. The cozy living room includes a gas fireplace and opens to a private balcony with a gas line for BBQs. The primary bedroom offers a walk-in closet and 4-piece ensuite, while the second bedroom is ideal for guests or a home office, with another full bath nearby. Additional highlights include in-suite laundry with storage, titled heated underground parking with car wash bay, and ample visitor parking. Steps from Valleyview Park, off-leash areas, Bow River pathways, transit, schools, shopping, and major routes. All utilities are included in the condo fees—offering exceptional value and peace of mind!