

## #308, 3308 Valleyview Park SE Calgary, Alberta

**MLS # A2262736**



# \$290,000

|                  |                                                        |               |                   |
|------------------|--------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Dover                                                  |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories)                     |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit                            |               |                   |
| <b>Size:</b>     | 999 sq.ft.                                             | <b>Age:</b>   | 2000 (25 yrs old) |
| <b>Beds:</b>     | 2                                                      | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Oversized, Owned, Parkade, Secured, Stall, Underground |               |                   |
| <b>Lot Size:</b> | -                                                      |               |                   |
| <b>Lot Feat:</b> | -                                                      |               |                   |

|                    |                                                                          |                   |        |
|--------------------|--------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard                                                                | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Hardwood, Tile                                                           | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                                                                        | <b>Condo Fee:</b> | \$ 706 |
| <b>Basement:</b>   | None                                                                     | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Concrete, Mixed, Vinyl Siding                                            | <b>Zoning:</b>    | M-C1   |
| <b>Foundation:</b> | -                                                                        | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Ceiling Fan(s), Elevator, Jetted Tub, Kitchen Island, Vaulted Ceiling(s) |                   |        |

**Inclusions:** N/A

Perfect opportunity for first-time homebuyers and investors. This stunning top-floor unit in the heart of Dover's Valleyview Park area, offers unbeatable value, comfort, and location. Upon entering, you will be greeted by a bright, open layout complete with 2 bedrooms, 2 washroom, an in suite laundry room and so much more. Entertain guests at the seated island of the bright white chef's kitchen. Or enjoy cozying up by the fireplace in your vaulted ceiling living room wrapped in crown moulding. This unit has Hardwood flooring and Tile throughout. Enjoy having the only oversized and spacious underground heated parking stall and keeping your vehicle clean in the private wash bay. Located in a secure building in one of Calgary's most accessible SE communities, you're walking distance from parks, pathways, playgrounds, and public transit. And just minutes away from Shopping, restaurants, and much more. Commuting is effortless with quick access to 17th Ave SE, Deerfoot Trail, Peigan Trail, and a short drive to downtown Calgary. Whether you're relaxing and watching the sun set on your private balcony, exploring nearby pathways and amenities, or building your portfolio in a high-demand rental area, this unit offers everything you need in a clean, quiet, and family-friendly neighbourhood.