

**102, 6102 Valleyview Park SE**  
**Calgary, Alberta**

**MLS # A2300151**



**\$255,400**

<b>Division:</b>	Dover		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	959 sq.ft.	<b>Age:</b>	2000 (26 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Boiler	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 737
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	M-C1 d109
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Laminate Counters, No Smoking Home		

**Inclusions:** None

Welcome to this beautifully maintained 2-bedroom, 2-bathroom corner unit in the heart of West Dover—offering exceptional value with condo fees that include all utilities and a location just minutes to downtown. This bright and inviting home features durable vinyl plank flooring and an open-concept layout designed for both comfort and functionality. The stylish white kitchen is the centerpiece of the home, complete with a large island and breakfast bar—perfect for everyday living and entertaining. The cozy living room, anchored by a gas fireplace, opens onto a private balcony with a convenient BBQ gas line—ideal for enjoying outdoor space year-round. The spacious primary bedroom includes a walk-in closet and a 3-piece ensuite, while the second bedroom and full bathroom provide flexibility for guests, a home office, or additional living space. The home offers in suite laundry and good storage! Recent updates include fresh paint and a new patio door, adding to the home’s move-in-ready appeal. To top it off, the unit includes titled heated underground parking, keeping your vehicle secure and warm all year round, along with access to a convenient car wash bay and ample visitor parking. Located just steps from parks, pathways, schools, and transit, and only minutes to downtown, this home offers both comfort and connectivity. Whether you're a first-time buyer, investor, or downsizer, this condo offers unbeatable value in a fantastic location.