

**106, 7106 Valleyview Park SE**  
**Calgary, Alberta**

**MLS # A2304458**



**\$262,200**

<b>Division:</b>	Dover		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	962 sq.ft.	<b>Age:</b>	2000 (26 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 737
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1 d109
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Kitchen Island, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)		

**Inclusions:** n/a

**END UNIT | GROUND LEVEL | TITLED HEATED UNDERGROUND PARKING | 2 BED + 2 BATH | IN-UNIT LAUNDRY | WEST-FACING BACK |** Welcome to this beautifully maintained 2-bedroom, 2-bathroom ground-level end unit offering comfort, convenience, and an abundance of natural light. Located in an established community, this home is perfect for first-time buyers, downsizers, or investors alike. Step inside to a welcoming foyer complete with a convenient closet for coats and shoes. Just beyond, you'll find a dedicated in-unit laundry area with additional storage, keeping everything organized and easily accessible. The spacious dining area is filled with natural light thanks to the unit's end position, creating a bright and inviting atmosphere for everyday meals or entertaining guests. The open-concept layout seamlessly connects the dining room to the kitchen and living room. The cozy living area features a fireplace, perfect for relaxing evenings, while the well-appointed kitchen boasts stainless steel appliances, a large pantry, a functional island, and ample cabinet and counter space, ideal for cooking and hosting. From the living room, step out onto your west-facing patio, complete with a gas line for your BBQ. Enjoy sunny afternoons and warm evenings in your private outdoor space. The primary bedroom is generously sized and offers a walk-in closet and a private 4-piece ensuite, providing a comfortable retreat. A second well-sized bedroom and an additional 4-piece bathroom add flexibility for guests, family, or a home office. This unit also includes titled, heated underground parking, ensuring comfort and security year-round. The condo fee covers HEAT, WATER, ELECTRICITY & MORE. Ideally situated with quick access to major routes such as Deerfoot Trail, Peigan Trail, and Barlow Trail, commuting is a breeze. You'll also appreciate being

close to schools, parks, shopping, restaurants, and other everyday amenities. This bright and functional home checks all the boxes...  
don't miss your opportunity to make it yours!