

112, 1112 Valleyview Park SE Calgary, Alberta

MLS # A2350927



\$224,000

Division:	Dover		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	970 sq.ft.	Age:	2000 (26 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 761
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-C1 d109
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Vinyl Windows		
Inclusions:	BBQ with gas connection.		

Who says you have to give up space, views and parking to find an affordable home in Calgary? Best priced unit and has 2 parking stalls. This renovated ground-floor end unit gives you nearly 1,000 sq. ft. of comfortable living with 2 bedrooms, 2 bathrooms, great city and mountain views—and yes, TWO underground parking stalls. Inside, you'll find new vinyl plank and ceramic tile flooring throughout and a large open living, dining and kitchen area with plenty of room to actually have people over. The kitchen features maple cabinetry and a centre island, while the living room has a cozy corner gas fireplace and large windows that take advantage of the views. The oversized primary bedroom easily accommodates a king-size Bed, huge walk in closet, and includes a 3-piece ensuite with a large double shower and built-in seating. There's also a generous second bedroom, full 4-piece bathroom, in-suite laundry and plenty of storage. Being an end unit adds a little extra privacy, while the ground-floor location makes everyday life incredibly convenient. Step directly outside to your patio, take in the skyline, or make those early-morning and late-night trips outside considerably easier if you have a dog. No elevator ride required. The home is also wheelchair-friendly with wider doorways, pocket doors and accessible bathing features. Add heated underground parking, a car wash bay and condo fees that include heat, water and sewer, and there's a lot of practical value here too. With easy access to Deerfoot Trail, Inglewood Golf Club and downtown, this is a surprising amount of home for the money. Affordable doesn't have to mean giving everything up.