

## 201, 103 Valley Ridge Manor NW Calgary, Alberta

**MLS # A2203967**



# \$503,800

<b>Division:</b>	Valley Ridge		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,128 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Garage Door Opener, Heated Garage, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 589
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Kitchen Island, Open Floorplan, Walk-In Closet(s)		
<b>Inclusions:</b>	None		

Welcome to this beautiful two-bedroom, two-bathroom condo located in the vibrant and sought-after Valley Ridge Estates neighborhood. This residence is perfect for those who value comfort, elegance, and convenience. Enjoy an open floor plan that seamlessly connects the living, dining, and kitchen areas, making it ideal for relaxation and entertaining. The spacious kitchen boasts stylish countertops, stainless steel appliances, ample cabinetry, a roomy pantry, and a breakfast bar, perfect for casual meals or hosting guests. Abundant windows throughout the home fill the space with natural light, creating a warm and inviting ambiance. The primary suite features generous closet space and a delightful ensuite bathroom. The second bedroom is sizable, making it perfect for guests, a home office, or a hobby space, while the nearby full bathroom provides additional convenience and privacy. Step out onto the west-facing private balcony, an ideal spot for sipping your morning coffee, enjoying stunning sunsets, or unwinding after a busy day. For your convenience, this unit includes a washer and dryer, making laundry easy, along with additional storage options. This condo also offers one titled parking stall in an underground heated garage, a designated storage unit, and secure entry, making it a truly complete package. Situated directly across from Valley Ridge Golf Club, you'll have quick access to the city center and the breathtaking Rocky Mountains! Don't miss the chance to own this spacious, modern condo in a prime location—schedule your viewing today!