

202, 7202 Valleyview Park SE  
Calgary, Alberta

MLS # A2251568

\$275,000

|           |                                                    |        |                   |
|-----------|----------------------------------------------------|--------|-------------------|
| Division: | Dover                                              |        |                   |
| Type:     | Residential/Low Rise (2-4 stories)                 |        |                   |
| Style:    | Apartment-Single Level Unit                        |        |                   |
| Size:     | 966 sq.ft.                                         | Age:   | 2000 (25 yrs old) |
| Beds:     | 2                                                  | Baths: | 2                 |
| Garage:   | Heated Garage, Secured, Stall, Titled, Underground |        |                   |
| Lot Size: | -                                                  |        |                   |
| Lot Feat: | -                                                  |        |                   |

|             |                                                                                                      |            |           |
|-------------|------------------------------------------------------------------------------------------------------|------------|-----------|
| Heating:    | Baseboard, Hot Water, Natural Gas                                                                    | Water:     | -         |
| Floors:     | Carpet, Laminate, Vinyl Plank                                                                        | Sewer:     | -         |
| Roof:       | Asphalt Shingle                                                                                      | Condo Fee: | \$ 706    |
| Basement:   | None                                                                                                 | LLD:       | -         |
| Exterior:   | Vinyl Siding, Wood Frame                                                                             | Zoning:    | M-C1 d109 |
| Foundation: | Poured Concrete                                                                                      | Utilities: | -         |
| Features:   | Ceiling Fan(s), Kitchen Island, Laminate Counters, No Smoking Home, Vinyl Windows, Walk-In Closet(s) |            |           |

Inclusions: x1 Visitor Parking Pass

Welcome to Valleyview Park Place! This bright and spacious corner unit offers 2 bedrooms and 2 bathrooms, freshly updated with brand new carpet, lighting fixtures, and paint throughout. The open layout features a cozy fireplace in the living room, in-suite laundry, and plenty of natural light. The primary includes a walk-in closet and private ensuite, while the second bedroom and full bath provides flexibility for family, guests, or a home office. Your new home includes a titled, underground and heated parking space, plus there is ample visitor parking; including a parking pass tag for your guests! This pet-friendly building (with board approval) makes it easy to bring your furry companion along. With condo fees that cover all utilities, this home is as practical as it is inviting. The location could not be better; steps from Valleyview Park, off-leash areas, and Bow River pathways, with close proximity to schools, transit, shopping, International Avenue, and major routes like Deerfoot and Barlow Trail. A wonderful combination of comfort, convenience, and community - this one is ready to welcome you home.