

**307, 1307 Valleyview Park SE**  
**Calgary, Alberta**

**MLS # A2279548**



**\$250,000**

<b>Division:</b>	Dover		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	998 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Covered, Owned, Secured, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 705
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1 d109
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows		

<b>Inclusions:</b>	NA
--------------------	----

LISTED WELL BELOW ASSESSMENT VALUE | JUDICIAL SALE | CONVENIENT LOCATION | 2 BEDROOM + 2 BATH | TITLED PARKING | IN-UNIT LAUNDRY | RENOVATED | MINUTES TO DOWNTOWN CALGARY This renovated, well-priced 2-bedroom, 2-bathroom top-floor condo is part of a judicial sale &mdash; an incredible opportunity for buyers seeking value and comfort. The home is well-kept, light, and bright throughout. Step inside to a welcoming foyer with a convenient closet for coats and shoes, leading to a dedicated laundry room nearby. The open-concept layout features a spacious dining area perfect for hosting, and a modern kitchen complete with stainless steel appliances, a central island, and plenty of cabinet space. From here, step out onto your private balcony &mdash; ideal for enjoying your morning coffee &mdash; complete with a BBQ gas line. The living room offers warmth and charm with a cozy fireplace and large windows filling the space with natural light. The primary bedroom is generously sized and includes a walk-in closet and a 3-piece ensuite. A second bedroom and 4-piece main bathroom add flexibility and convenience for guests, roommates, or a home office. To top it off, the unit includes titled underground heated parking, keeping your vehicle secure and warm all year round. Whether you're a first-time buyer, investor, or downsizer, this condo offers unbeatable value in a great location.