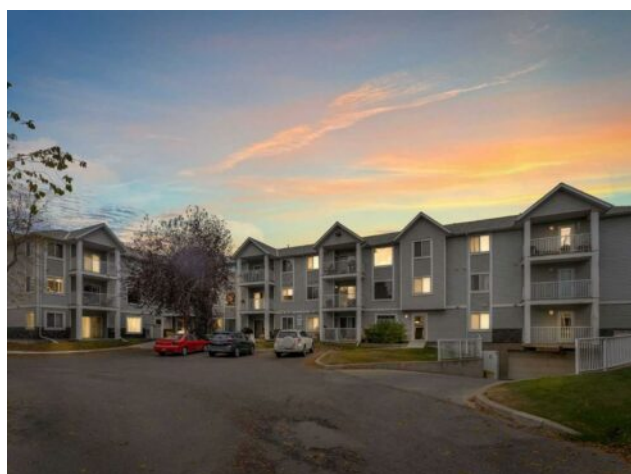


307, 1307 Valleyview Park SE  
Calgary, Alberta

MLS # A2279548



# \$250,000

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

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

Inclusions: 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.