

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 — 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 — ideal for enjoying your morning coffee — 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.