

# \$310,000 - 205, 3205 Valleyview Park Se, Calgary

MLS® #A2212320

## \$310,000

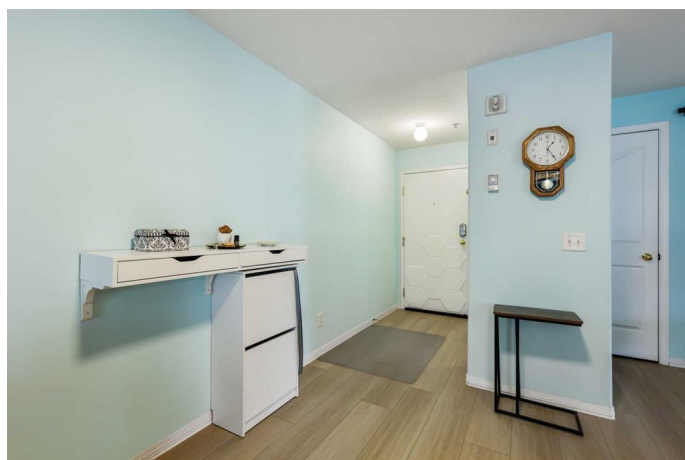
2 Bedroom, 2.00 Bathroom, 1,018 sqft

Residential on 0.00 Acres

Dover, Calgary, Alberta

"One of these things is not like the others!"

This exceptional CORNER UNIT condo stands out from the crowd - featuring TWO Bedrooms, TWO Full Bathrooms, TWO Balconies, ANND TWO titled underground parking spaces (side by side, even!). This is one of the largest floorplans in this well-managed pet-friendly complex, you won't want to miss this one (not many units come with two titled underground parking spots). With more than 1,000 sq ft of open concept living space there is so much to love! The current owners have upgraded the entire unit with top-of-the-line luxury vinyl plank flooring and fresh paint throughout. You'll appreciate the spacious living, dining, and kitchen area, complete with a cozy gas fireplace and a balcony equipped with a gas line for your BBQ. The kitchen has granite counters and backsplash, and both the fridge and dishwasher have recently been replaced. The generously sized primary bedroom has a large walk-in closet, a 3 pc ensuite, and access to a second north facing balcony (great for escaping the summer heat). Additional highlights include in-suite laundry and a storage room with charming barn doors. The secure underground parkade offers a free car wash and elevator access for ultimate convenience. How about if I told you that you utilities are covered in the condo fees? No more surprise electricity or gas bills?? Yes, please! With easy access to downtown and Deerfoot Trail your commute will be a breeze,



and just around the corner is the access to the Inglewood golf course. Seriously, what are you waiting for? Call your favourite realtor to get a showing booked for you!

Built in 2000

### Essential Information

MLS® #	A2212320
Price	\$310,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,018
Acres	0.00
Year Built	2000
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	205, 3205 Valleyview Park Se
Subdivision	Dover
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 3R6

### Amenities

Amenities	Car Wash, Elevator(s), Secured Parking, Visitor Parking
Parking Spaces	2
Parking	Underground

### Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer

Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	3

## Exterior

Exterior Features	Balcony, BBQ gas line
Roof	Asphalt Shingle
Construction	Vinyl Siding

## Additional Information

Date Listed	April 18th, 2025
Days on Market	11
Zoning	M-C1

## Listing Details

Listing Office	KIC Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.