



THE
A-TEAM

**RE/MAX
FIRST**

90 VALLEY RIDGE Heights, Calgary T3B 5T3

MLS® #: **A2123308**

Area: **Valley Ridge**

Listing Date: **04/16/24**

List Price: **\$539,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 11-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **1998**
Lot Information
Lot Sz Ar: **303 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,250**
Low Sqft:
Ttl Sqft: **1,250**

DOM

33
Layout
Beds: **2 (2)**
Baths: **3.0 (3 0)**
Style: **Bungalow**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

Landscaped

Double Garage Attached, Driveway, Front Drive, Garage Door Opener

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air, Natural Gas**
Sewer:
Ext Feat: **Balcony**

Construction:
Vinyl Siding, Wood Frame
Flooring:
Carpet, Linoleum
Water Source:
Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Central Air Conditioner, Dishwasher, Electric Stove, Freezer, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings**
Int Feat: **Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan, Pantry**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	15`2" x 14`11"
Dining Room	Main	13`2" x 10`0"
Bedroom	Main	14`10" x 10`2"
3pc Ensuite bath	Main	9`3" x 4`9"
3pc Bathroom	Lower	5`11" x 8`7"

Room	Level	Dimensions
Kitchen	Main	12`3" x 10`6"
Bedroom - Primary	Main	16`10" x 13`7"
Game Room	Lower	23`2" x 14`8"
4pc Bathroom	Main	7`3" x 5`0"

Legal/Tax/Financial

Condo Fee:
\$472

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-CG d40

Legal Desc: **9811091**

Remarks

Pub Rmks: **Welcome to The Highlands of Valley Ridge, a great community within the community. This end unit has been freshly updated with new flooring and paint throughout. This wonderful unit features a large and open living and dining area, with the living area having a gas fireplace. The kitchen offers plenty of space with access to a large deck with gas hookup. The bedrooms are both of a good size and the primary bath featuring a new walk-in bathtub. The lower level features a large rec room, 3 pce bath and a double heated garage. Oh and did i mention that there is central air conditioning? Check this beautiful property out while it lasts.**

Inclusions: **Chairlift for the stairs**

Property Listed By: **TREC The Real Estate Company**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











