

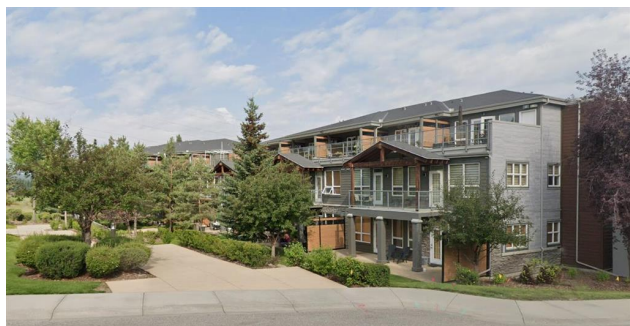


THE
A-TEAM

**RE/MAX
FIRST**

11642 VALLEY RIDGE Park #103, Calgary T3B 5Z5

MLS® #: **A2167485** Area: **Valley Ridge** Listing Date: **09/21/24** List Price: **\$529,900**
Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2003**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat:

Park Feat:

Finished Floor Area
Abv Sqft: **1,252**
Low Sqft:
Ttl Sqft: **1,252**

DOM

27
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Low-Rise(1-4)**

Parking

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

Double Garage Attached, Parkade, Tandem, Titled, Underground

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **In Floor, Natural Gas**
Sewer:
Ext Feat: **Lighting**

Construction: **Stucco, Wood Frame, Wood Siding**
Flooring: **Carpet, Ceramic Tile, Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings**
Int Feat: **Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Kitchen Island**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Main	16`0" x 10`6"	Bedroom - Primary	Main	16`0" x 13`0"
Great Room	Main	16`0" x 13`0"	Kitchen	Main	13`0" x 13`0"
Dinette	Main	13`0" x 8`0"	Storage	Main	12`9" x 13`8"
4pc Ensuite bath	Main	9`6" x 7`6"	3pc Bathroom	Main	10`0" x 5`0"

Legal/Tax/Financial

Condo Fee: **\$640** Title: **Fee Simple** Zoning: **DC (pre 1P2007)**
Fee Freq: **Monthly**

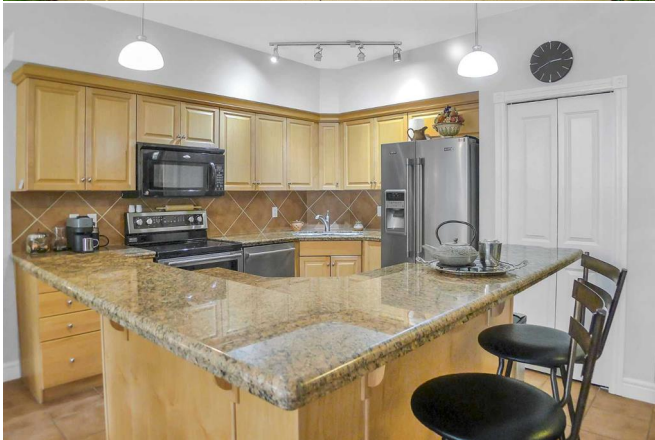
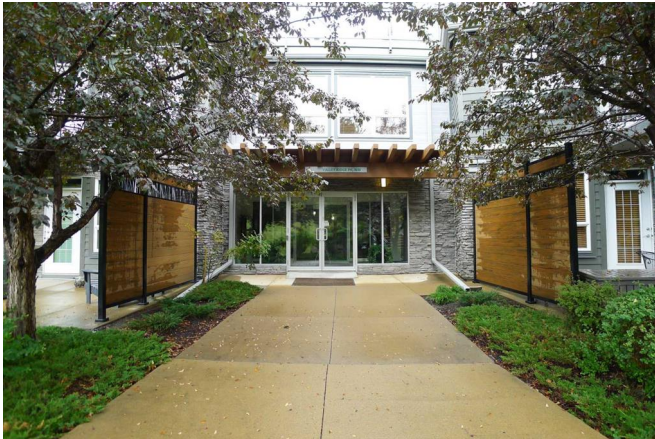
Legal Desc: **0312640**

Remarks

Pub Rmks: **Welcome to Bow River Terrace! This coveted location is tucked into an environmental reserve and just a five iron from Valley Ridge Golf Course! Imagine... walking distance to pathways, minutes to COP, hospitals, shopping & a quick straight line commute to downtown. All this and it feels like you're already half way to the mountains!! You will love the spacious wide open floor-plan with high ceilings and granite! Sunshine dances through this home as it floods in through the south facing windows. The primary bedroom is complemented by a fully appointed ensuite (with soaker tub) and good sized walk-in closet. There is even an in-unit storage and laundry room that is large enough to adapt to use as a den..... lots of room. PLUS there's a large separately titled storage locker included with this home! Step out the door and discover your personal ground level patio area with lots of room for entertaining and family gatherings. In addition to all of this there's underground titled parking for 2 vehicles and a convenient parkade car wash bay! This home truly has allot to offer that you just will not find anywhere else.**

Inclusions: **None**
Property Listed By: **RE/MAX Complete Realty**

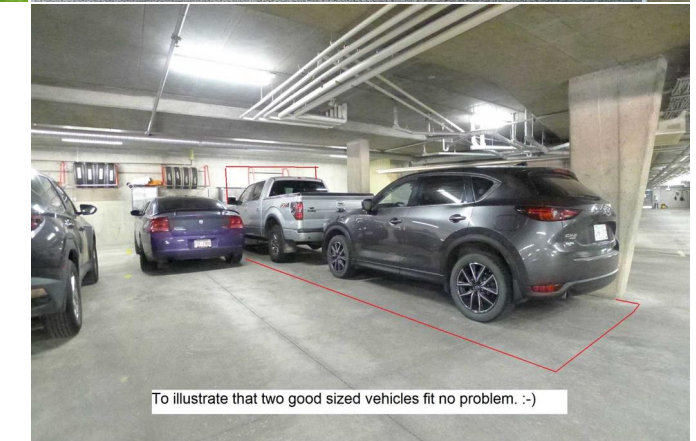
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







Double tandem parking!



To illustrate that two good sized vehicles fit no problem. :-)

