



THE
A-TEAM

**RE/MAX
FIRST**

3000 VALLEYVIEW Park #3109, Calgary T2B 3R6

MLS® #: **A2169619**

Area: **Dover**

Listing Date: **10/02/24**

List Price: **\$249,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 10-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2000**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **792**
Low Sqft:
Ttl Sqft: **792**

DOM

50

Layout

Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Assigned,Stall,Underground**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator,Window Coverings**
Int Feat: **Elevator**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	9`5" x 7`2"	Living Room	Main	16`10" x 20`1"
Kitchen	Main	9`6" x 9`7"	Bedroom - Primary	Main	11`9" x 10`0"
4pc Bathroom	Main	0`0" x 0`0"	Entrance	Main	11`11" x 4`6"

Legal/Tax/Financial

Condo Fee:
\$527

Title:
Fee Simple

Zoning:
M-C1

Legal Desc:	0012988	Fee Freq: Monthly	Remarks
Pub Rmks:	Welcome to your spacious one-bedroom dream apartment! This open-concept gem is HUGE—offering plenty of room to stretch out, entertain, or simply relax in style. The modern kitchen comes fully equipped with all appliances, so cooking is a breeze. And when the evening chill sets in, cozy up by your gorgeous gas fireplace for the ultimate comfort. You'll also love the convenience of having an in-suite washer and dryer—no more hauling laundry up and down stairs! The unit comes with underground parking (yes, no scraping ice in the winter!) and plenty of visitor parking for friends and family. Located near the Deerfoot, you're just a short hop from everything, yet tucked away in a peaceful and beautiful location. This apartment combines convenience, comfort, and space all in one stunning package!		
Inclusions:	N/A		
Property Listed By:	RE/MAX Realty Professionals		

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









