



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3306 VALLEYVIEW Park #306, Calgary T2B 3R6**

MLS® #: **A2186724**

Area: **Dover**

Listing Date: **01/10/25**

List Price: **\$300,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential  
Apartment  
Calgary  
2000**

Lot Information

Year Built:  
Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,001**  
Low Sqft:  
Ttl Sqft: **1,001**

DOM

**12**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Apartment**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Underground**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Baseboard**  
Sewer:  
Ext Feat: **Balcony, BBQ gas line**

Construction: **Stone, Vinyl Siding, Wood Frame**  
Flooring: **Carpet, Linoleum**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer**  
Int Feat: **Ceiling Fan(s), High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, See Remarks, Storage, Vaulted Ceiling(s), Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Entrance</b>	<b>Main</b>	<b>4' 3" x 8' 9"</b>	<b>Dining Room</b>	<b>Main</b>	<b>8' 2" x 9' 3"</b>
<b>Living Room</b>	<b>Main</b>	<b>9' 7" x 14' 8"</b>	<b>Kitchen</b>	<b>Main</b>	<b>8' 8" x 9' 9"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>10' 3" x 18' 2"</b>	<b>Bedroom</b>	<b>Main</b>	<b>8' 11" x 11' 11"</b>
<b>Laundry</b>	<b>Main</b>	<b>5' 6" x 7' 7"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>4' 11" x 8' 0"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>5' 0" x 8' 2"</b>			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$664

Fee Simple

M-C1

Fee Freq:

Monthly

Legal Desc: 0012988

Remarks

Pub Rmks: **Exceptional value just minutes from parks, pathways, schools, shopping, and more!! This 2 bedroom, 2 FULL bathroom, TOP FLOOR condo boasts a bright and welcoming floor plan! Vaulted ceilings, and big beautiful windows highlight the natural charm and cozy living space. Traditional dining (or future flex space) takes centre stage alongside the sunlit kitchen; well appointed with an expanse of counters, ample cabinets and centric island/breakfast bar. The primary bedroom is generous in both size and storage with large walk-in closet, private ensuite bath and enough room for a king sized bed. Situated opposite the primary, the spacious second bedroom features a good sized closet and easy access to main 4 pc. bath - perfect for guests or family! The unit is fit and finished with sought after, in suite laundry and extra storage space! Sizeable balcony offers extended outdoor living, covered and complete with natural gas line; the perfect place for summer BBQs! Valleyview Park Place is located a short distance away from an array of businesses and amenities, including golf, and off-leash dog parks, with quick and convenient access to Deerfoot Trail, and only minutes to downtown. ALL of this, AND then some; titled underground parking, car wash, AND condo fees that are inclusive of all utilities (electricity, heat, water/sewer) make this an incredible investment in a well-managed complex! Welcome Home! Welcome to Valleyview Park!**

Inclusions: **None**  
Property Listed By: **CIR Realty**

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







