



THE
A-TEAM

**RE/MAX
FIRST**

103 VALLEY RIDGE Manor #301, Calgary T3B 6C5

MLS®#: **A2187191**

Area: **Valley Ridge**

Listing Date: **01/14/25**

List Price: **\$525,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2013**

Finished Floor Area

Abv Sqft: **1,123**
Low Sqft:
Ttl Sqft: **1,123**

DOM

18
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Stall,Titled,Underground**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **In Floor**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Dryer,Microwave Hood Fan,Refrigerator,Stove(s),Wall/Window Air Conditioner,Washer**
Int Feat: **Kitchen Island,Open Floorplan,Pantry,Storage**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	12`6" x 9`5"
Living Room	Main	14`1" x 12`1"
Laundry	Main	7`7" x 6`2"
Balcony	Main	12`6" x 7`10"
Bedroom	Main	12`1" x 10`11"
3pc Ensuite bath	Main	9`7" x 5`0"

Room	Level	Dimensions
Dining Room	Main	14`1" x 9`2"
Foyer	Main	8`1" x 6`2"
Storage	Main	7`0" x 3`8"
Bedroom - Primary	Main	12`4" x 10`8"
4pc Bathroom	Main	8`10" x 7`7"

Legal/Tax/Financial

Condo Fee:
\$607

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **1313226**

Remarks

Pub Rmks: **Welcome to this beautifully updated two bedroom, two bathroom condo located in Valley Ridge Estates. Nestled in a vibrant and highly sought-after neighbourhood, this condo is ideal for those seeking comfort, style, and convenience. Enjoy an airy and expansive floor plan that seamlessly blends the living, dining, and kitchen areas, making it perfect for both relaxing and entertaining. The large kitchen boasts sleek countertops, stainless steel appliances, ample cabinetry, spacious pantry, and a breakfast bar; perfect for casual meals or hosting guests. Large windows throughout fill the home with natural light, creating a warm and welcoming ambiance. The large primary is a well designed peaceful retreat, featuring generous closet space and a beautiful ensuite bathroom. The second bedroom offers ample space, making it ideal for guests, a home office, or a hobby room. The adjacent full bathroom adds convenience and privacy. Step outside to your private balcony, ideal for enjoying morning coffee, evening sunsets, or simply relaxing after a long day. For added convenience, this stunning condo comes equipped with a washer and dryer, making laundry day a breeze. Located across from Valley Ridge Golf Club, this condo has easy access into the city core or out to the beautiful Rocky Mountains! With two titled parking stalls, a titled storage unit, and secured entryway, this condo building has it all! Don't miss out on this exceptional opportunity to own a spacious, modern, and well-located condo—schedule your private tour today!**

Inclusions: **N/A**
Property Listed By: **RE/MAX House of Real Estate**

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







