



THE
A-TEAM

**RE/MAX
FIRST**

103 VALLEY RIDGE Manor #201, Calgary T3B 6C5

MLS® #: **A2203967**

Area: **Valley Ridge**

Listing Date: **03/19/25**

List Price: **\$503,800**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 08-Apr**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,128**
Low Sqft:
Ttl Sqft: **1,128**

DOM

32

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment-Single
Level Unit**

Access:

Lot Feat:

Park Feat:

Garage Door Opener,Heated Garage,Titled,Underground

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

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

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

Kitchen Appl:
Int Feat:
Utilities:

**Dishwasher,Garage Control(s),Microwave Hood Fan,Oven-Built-In,Refrigerator,Stove(s),Washer/Dryer Stacked,Window Coverings
Breakfast Bar,Ceiling Fan(s),Kitchen Island,Open Floorplan,Walk-In Closet(s)**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u> Legal/Tax/Financial	<u>Level</u>	<u>Dimensions</u>
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Condo Fee:
\$589

Title:
Fee Simple

Zoning:
DC

Legal Desc:	1313226	Fee Freq: Monthly	Remarks
Pub Rmks:	<p>Welcome to this beautiful two-bedroom, two-bathroom condo located in the vibrant and sought-after Valley Ridge Estates neighborhood. This residence is perfect for those who value comfort, elegance, and convenience. Enjoy an open floor plan that seamlessly connects the living, dining, and kitchen areas, making it ideal for relaxation and entertaining. The spacious kitchen boasts stylish countertops, stainless steel appliances, ample cabinetry, a roomy pantry, and a breakfast bar, perfect for casual meals or hosting guests. Abundant windows throughout the home fill the space with natural light, creating a warm and inviting ambiance. The primary suite features generous closet space and a delightful ensuite bathroom. The second bedroom is sizable, making it perfect for guests, a home office, or a hobby space, while the nearby full bathroom provides additional convenience and privacy. Step out onto the west-facing private balcony, an ideal spot for sipping your morning coffee, enjoying stunning sunsets, or unwinding after a busy day. For your convenience, this unit includes a washer and dryer, making laundry easy, along with additional storage options. This condo also offers one titled parking stall in an underground heated garage, a designated storage unit, and secure entry, making it a truly complete package. Situated directly across from Valley Ridge Golf Club, you'll have quick access to the city center and the breathtaking Rocky Mountains! Don't miss the chance to own this spacious, modern condo in a prime location—schedule your viewing today!</p>		
Inclusions: Property Listed By:	<p>None RE/MAX Real Estate (Mountain View)</p>		

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











