

# \$281,000 - 307, 1307 Valleyview Park Se, Calgary

MLS® #A2264764

**\$281,000**

2 Bedroom, 2.00 Bathroom, 998 sqft

Residential on 0.00 Acres

Dover, Calgary, Alberta

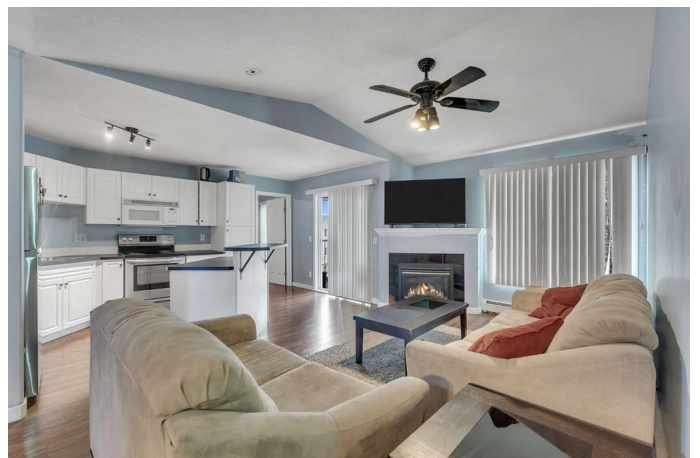
| CONVENIENT LOCATION | 2 BEDROOM +  
2 BATH | TITLED PARKING | IN-UNIT  
LAUNDRY | RENOVATED | MINUTES TO  
DOWNTOWN CALGARY

This renovated, well-priced 2-bedroom, 2-bathroom top-floor condo is part of a judicial sale – an incredible opportunity for buyers seeking value and comfort. The home is well-kept, light, and bright throughout. Step inside to a welcoming foyer with a convenient closet for coats and shoes, leading to a dedicated laundry room nearby.

The open-concept layout features a spacious dining area perfect for hosting, and a modern kitchen complete with stainless steel appliances, a central island, and plenty of cabinet space. From here, step out onto your private balcony – ideal for enjoying your morning coffee – complete with a BBQ gas line.

The living room offers warmth and charm with a cozy fireplace and large windows filling the space with natural light. The primary bedroom is generously sized and includes a walk-in closet and a 3-piece ensuite. A second bedroom and 4-piece main bathroom add flexibility and convenience for guests, roommates, or a home office.

To top it off, the unit includes titled underground heated parking, keeping your



vehicle secure and warm all year round.

Whether you're a first-time buyer, investor, or downsizer, this condo offers unbeatable value in a great location.

Built in 2004

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2264764          |
| Price          | \$281,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 998               |
| Acres          | 0.00              |
| Year Built     | 2004              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 307, 1307 Valleyview Park Se |
| Subdivision | Dover                        |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T2B 3R6                      |

### Amenities

|                |                                                     |
|----------------|-----------------------------------------------------|
| Amenities      | Snow Removal, Visitor Parking                       |
| Parking Spaces | 1                                                   |
| Parking        | Covered, Owned, Secured, Stall, Titled, Underground |

### Interior

|                   |                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows |
| Appliances        | Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer                                        |

|                 |              |
|-----------------|--------------|
|                 | Stacked      |
| Heating         | Forced Air   |
| Cooling         | None         |
| Fireplace       | Yes          |
| # of Fireplaces | 1            |
| Fireplaces      | Wood Burning |
| # of Stories    | 3            |
| Basement        | None         |

## Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Balcony                  |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 15th, 2025 |
| Days on Market | 23                 |
| Zoning         | M-C1 d109          |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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