

# \$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	13
Zoning	M-C1 d109

### **Listing Details**

Listing Office	Real Broker
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