

**308, 103 Valley Ridge Manor NW
Calgary, Alberta**

MLS # A2221517



\$475,000

Division:	Valley Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,125 sq.ft.	Age:	2013 (12 yrs old)
Beds:	2	Baths:	2
Garage:	Guest, Off Street, Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 608
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Pantry, Quartz Counters, Storage		

Inclusions:	N/A
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Price Reduced \$25,000! Welcome Home! Come and see this terrific over 1100 ft², two bedroom, two bathroom apartment style condominium in the North West Community of Valley Ridge. The Valley Ridge Estates building is a short walk over to the Valley Ridge golf course, enjoy the many walkways and pathways around the community and only steps to the Bow River this condo is sure to impress. Within this 3rd floor unit is a bright open plan, kitchen with large peninsula is a dream for entertaining, quartz countertops, split unit with A/C. Spacious primary bedroom with walk in closet and three piece ensuite with walk in shower, expansive deck with natural gas hook up. Pantry, insuite laundry and in unit storage round out this fantastic unit. Two Titled Parking Stalls, one indoor and one outdoor, as well as Titled Storage. Easy access to 16th Avenue to head into town or the mountains for a weekend escape. Come and see today!