

# \$475,000 - 308, 103 Valley Ridge Manor Nw, Calgary

MLS® #A2221517

**\$475,000**

2 Bedroom, 2.00 Bathroom, 1,125 sqft

Residential on 0.00 Acres

Valley Ridge, Calgary, Alberta

Price Reduced \$25,000! Welcome Home! Come and see this terrific over 1100 ft<sup>2</sup>, 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!

Built in 2013

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2221517  |
| Price          | \$475,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,125     |



|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 2013              |
| Type       | Residential       |
| Sub-Type   | Apartment         |
| Style      | Single Level Unit |
| Status     | Active            |

### **Community Information**

|             |                                |
|-------------|--------------------------------|
| Address     | 308, 103 Valley Ridge Manor Nw |
| Subdivision | Valley Ridge                   |
| City        | Calgary                        |
| County      | Calgary                        |
| Province    | Alberta                        |
| Postal Code | T3B6C5                         |

### **Amenities**

|                |                                                |
|----------------|------------------------------------------------|
| Amenities      | Elevator(s), Visitor Parking                   |
| Parking Spaces | 2                                              |
| Parking        | Off Street, Guest, Parkade, Stall, Underground |

### **Interior**

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Pantry, Storage, Closet Organizers, Quartz Counters                                           |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Microwave Hood Fan, Window Coverings |
| Heating           | Natural Gas, In Floor                                                                         |
| Cooling           | Wall Unit(s)                                                                                  |
| # of Stories      | 4                                                                                             |

### **Exterior**

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | BBQ gas line, Balcony           |
| Construction      | Stucco, Wood Frame, Wood Siding |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 15th, 2025 |
| Days on Market | 86             |
| Zoning         | DC             |

### **Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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