

# \$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	Visitor Parking, Elevator(s)
Parking Spaces	2
Parking	Parkade, Guest, Off Street, Stall, Underground

### **Interior**

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

### **Exterior**

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

### **Additional Information**

Date Listed	May 15th, 2025
Days on Market	95
Zoning	DC

### **Listing Details**

Listing Office	Century 21 Bamber Realty LTD.
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