

# \$529,900 - 103, 11642 Valley Ridge Park Nw, Calgary

MLS® #A2167485

**\$529,900**

2 Bedroom, 2.00 Bathroom, 1,252 sqft

Residential on 0.00 Acres

Valley Ridge, Calgary, Alberta

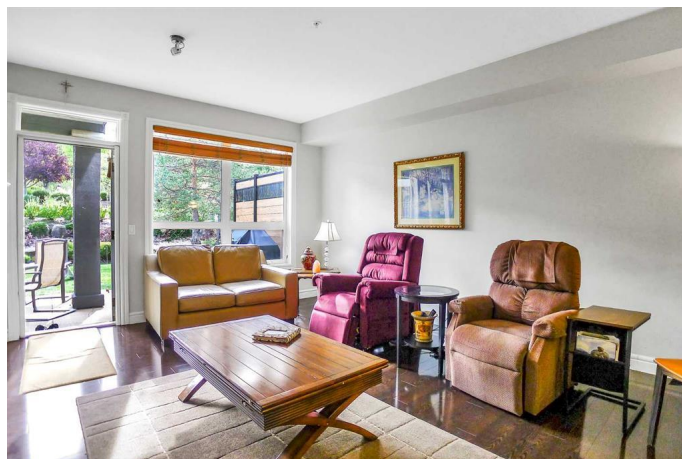
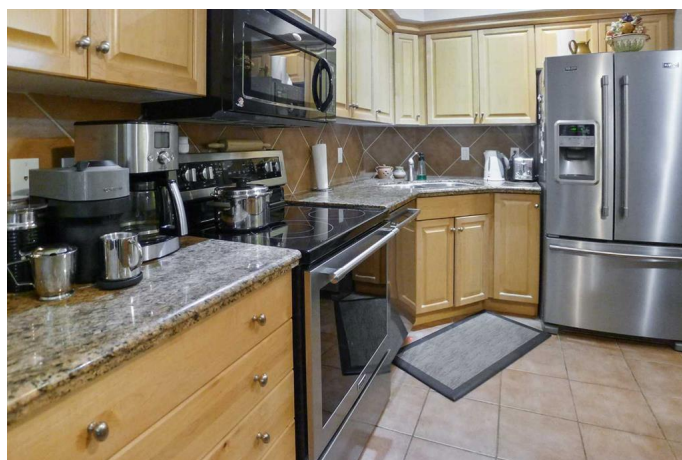
Welcome to Bow River Terrace! This coveted location is tucked into an environmental reserve and just a five iron from Valley Ridge Golf Course! Imagine... walking distance to pathways, minutes to COP, hospitals, shopping & a quick straight line commute to downtown. All this and it feels like youâ€™re already half way to the mountains!! You will love the spacious wide open floor-plan with high ceilings and granite! Sunshine dances through this home as it floods in through the south facing windows. The primary bedroom is complemented by a fully appointed ensuite (with soaker tub) and good sized walk-in closet. There is even an in-unit storage and laundry room that is large enough to adapt to use as a den..... lots of room. PLUS thereâ€™s a large separately titled storage locker included with this home! Step out the door and discover your personal ground level patio area with lots of room for entertaining and family gatherings. In addition to all of this thereâ€™s underground titled parking for 2 vehicles and a convenient parkade car wash bay! This home truly has allot to offer that you just will not find anywhere else.

Built in 2003

## Essential Information

MLS® # A2167485

Price \$529,900



Sold Price	\$518,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,252
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

### **Community Information**

Address	103, 11642 Valley Ridge Park Nw
Subdivision	Valley Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 5Z5

### **Amenities**

Amenities	Car Wash, Elevator(s), Secured Parking, Storage
Parking Spaces	2
Parking	Double Garage Attached, Parkade, Tandem, Titled, Underground

### **Interior**

Interior Features	Ceiling Fan(s), Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, Double Vanity
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	In Floor, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

### **Exterior**

Exterior Features	Lighting
-------------------	----------

Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	September 21st, 2024
Date Sold	October 19th, 2024
Days on Market	28
Zoning	DC (pre 1P2007)
HOA Fees	62.00
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	RE/MAX Complete Realty
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.