



GRASSROOTS
REALTY GROUP

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524, 26 Val Gardena View SW
Calgary, Alberta

MLS # A2248224



\$315,000

Division:	Springbank Hill		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	714 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 478
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-1 d110
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Granite Counters, Open Floorplan		

Inclusions: N/A

****OPEN HOUSE Sat Aug 16 11am-1pm**** This move-in ready gem is located in the highly desirable Robson Summit of Montreux complex. Perfectly tucked away in the quiet community of Springbank Hill, you'll enjoy a peaceful setting while being just steps from local shops, services, and with quick & easy access to both the mountains and downtown Calgary. A top-floor end unit that features a thoughtfully designed open concept layout, offering both space and privacy making it ideal for comfortable everyday living. From the moment you step inside, you'll appreciate the inviting atmosphere and notice a pride of ownership throughout the unit. The kitchen is a true highlight, featuring abundant cabinetry, a built-in oven, sleek stovetop, granite countertops, and a convenient breakfast bar. It opens up seamlessly to a spacious dining area with plenty of room for a dining table, perfect for a family dinner or hosting guests. The inviting living room is bathed in natural light from a large window, with direct access to your private balcony — a perfect spot to enjoy morning coffee or evening sunsets. The two bedrooms are thoughtfully positioned on opposite sides of the unit, making it perfect for hosting guests or creating a private home office. The spacious primary bedroom includes custom built-in closet shelving, while the generous secondary bedroom offers flexibility for various needs. A well appointed 4-piece bathroom and a dedicated in-suite laundry room with extra storage space complete the inside of the unit. Additional perks include an underground parking stall, storage locker, access to a fitness room, and plenty of visitor parking for guests. Experience the best of both worlds with this unit - a quiet retreat in Springbank Hill with easy access to shopping, schools, transit, and the mountains. This is more than just a home, it's a lifestyle.

you’ll love coming back to every day!