



GRASSROOTS
REALTY GROUP

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545, 26 Val Gardena View SW
Calgary, Alberta

MLS # A2257804



\$289,900

Division:	Springbank Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	781 sq.ft.	Age:	2008 (17 yrs old)
Beds:	1	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 518
Basement:	-	LLD:	-
Exterior:	Mixed, Stucco, Wood Frame	Zoning:	M-1 d110
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Elevator, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Tray Ceiling(s)		

Inclusions: N/A

Welcome to the highly sought-after Robson in the Summit of Montreux condominium! This expansive top floor unit offers 800 sq ft of stylish, open concept living with no neighbours above for ultimate privacy and tranquility. Featuring 1 spacious bedroom plus a versatile den, the unit also includes underground parking and a private storage locker for your convenience. The kitchen is appointed with rich cinnamon-stained maple cabinetry, a built-in wall oven, sleek cooktop, and ample counter space, including a breakfast bar perfect for casual dining. The open layout seamlessly connects the kitchen to the bright dining and living areas, which flow out to a massive private balcony with unobstructed east facing views of the Springbank Valley. The king sized primary bedroom includes a walk in closet and a private 4 piece ensuite. A dedicated den/home office offers a quiet retreat for work or study. Additional highlights include a fully equipped fitness centre in the complex and ample visitor parking. Nestled on a quiet street in Springbank Hill, you're just minutes from Aspen Landing Shopping Centre, the LRT station, Westside Rec Centre, and scenic tree-lined walking paths. Don't miss your opportunity to own this exceptional top-floor unit in one of Calgary's most desirable communities. A must to see