



GRASSROOTS
REALTY GROUP

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253, 26 Val Gardena View SW
Calgary, Alberta

MLS # A2267112



\$314,900

Division:	Springbank Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	822 sq.ft.	Age:	2007 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Guest, Heated Garage, Parkade, See Remarks, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 565
Basement:	-	LLD:	-
Exterior:	Shingle Siding, Stone, Stucco, Wood Frame	Zoning:	M-1 d110
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), No Smoking Home, Open Floorplan, Walk-In Closet(s)		

Inclusions: TV Wall Mount/Bracket, Wall Shelving Above Desk, All Walk-in Closet Wardrobe Cabinets

IDEALLY LOCATED 2 BED/2 BATH MAIN FLOOR UNIT WITH TWO TITLED PARKING STALLS AND TITLE STORAGE - THERE'S A REASON PEOPLE FALL HARD FOR SPRINGBANK HILL—it's the rare corner of the city where you can hit the walking paths, grab groceries, and still feel like you live tucked into nature. And with this two bedroom unit at Robson Summit of Montreux, you get it all—plus an actual BACKYARD FEEL thanks to a GROUND-LEVEL PATIO that opens straight to the courtyard. It's where coffee tastes better, the barbecue actually gets used, and your four-legged roommate thinks you moved here just for them. Inside, the layout makes sense (and let's be honest, not all condos do). The kitchen feels grown-up—BUILT-IN WALL OVEN, ELECTRIC COOKTOP, and a BREAKFAST BAR that's perfect for pancakes, wine nights, or both. Just off to the side, a small OFFICE NOOK quietly gets things done without stealing square footage from the fun parts of the home. The living room hits that cozy-without-cramped balance, with CEILING FANS keeping the air moving and patio doors bringing in courtyard light. Both bedrooms are smartly separated for privacy: the master gets its own WALK-IN CLOSET and ENSUITE, while the SECOND BEDROOM loops into a CHEATER ENSUITE that wraps through the IN-UNIT LAUNDRY and back to the main space—an unexpectedly slick flow that makes everyday life less clunky. TWO TITLED UNDERGROUND PARKING STALLS, and a TITLED STORAGE LOCKER handle the grown-up details, while the building's fitness room, bike storage, and secure entry keep things easy. Step outside and the location does the rest. GREENSPACES, PONDS, AND TRAILS wind just south of the complex, Stoney

Trail gets you anywhere fast, and weekend errands stay civilized with Aspen Landing and Westhills minutes away. Call it what it is: A MAIN-FLOOR CONDO THAT LIVES LIKE A BUNGALOW, trades elevators for open air, and feels like Springbank Hill without the maintenance. Book a showing today—you’ll see how easy it is to picture yourself staying awhile.