



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

102, 26 Val Gardena View SW
Calgary, Alberta

MLS # A2280819



\$337,700

Division:	Springbank Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	887 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 597
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-1 d110
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: 3 TV wall mounts will be left for future use (TV's not includd)

ACT FAST—THIS ONE CHECKS EVERY BOX! Welcome to this impressive former builder show suite offering two bedrooms and two bathrooms in a highly desirable location. This corner, end-unit on the main floor features two titled parking stalls plus an assigned underground storage unit—a rare and valuable combination. Enjoy 9-foot ceilings, abundant natural light from extra windows, and excellent privacy, along with sunny south and east exposure. Best of all, there’s no elevator required—this main-floor location offers easy, barrier-free access, ideal for seniors, those with mobility needs, or anyone who values convenience. A ramp from the visitor parking ensures seamless entry. With nearly 900 sq. ft. of living space, this home showcases newer vinyl flooring, tiled floors in the kitchen and bathrooms and upgraded appliances. The building is pet-friendly (with board approval), and your private patio just off the living room provides the perfect outdoor retreat. Gas line, water service and abundant room surrounding your unit to entertain, play and room to go walk your dog. The separate dining area with a large bay window is ideal for family meals, while the breakfast bar offers a casual spot for quick bites or entertaining while you cook. Additional highlights include in-suite stacked washer and dryer and an exercise room just steps from your door—perfect for fitting workouts into your busy schedule. Walk to Aspen Landing for shopping, restaurants, and everyday services. The C-Train station is easily accessible by foot or bus near the Westside Recreation Centre and high school, offering quick access to downtown. This is a rare opportunity to own an exceptional condo in a growing, sought-after community