



**454, 26 Val Gardena View SW
Calgary, Alberta**

MLS # A2291015



\$239,900

Division:	Springbank Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	625 sq.ft.	Age:	2008 (18 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	Landscaped, Low Maintenance Landscape		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 422
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-1 d110
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: N/A

Move-in ready top-floor condo in an outstanding location within prestigious Springbank Hill. Top-floor positioning means no neighbours above, creating a peaceful everyday setting in the sought-after community of Springbank. A sunny southwest-facing balcony welcomes warm afternoon light while mature trees create a surprisingly private outdoor retreat for morning coffee or relaxed evening barbeques thanks to the convenient gas line. Open-concept living supports comfortable day-to-day living and easy hosting with clear sightlines that supports conversations to flow naturally between spaces. Thoughtful kitchen design provides abundant cabinetry and generous counter space, while a peninsula island with raised breakfast bar seating invites casual meals, quick breakfasts or gathering with friends while meals are prepared. A large dining area offers flexibility for everyday dinners or weekend entertaining, positioned seamlessly beside the relaxing living room where oversized windows draw in natural light. Sliding doors extend living outdoors to the covered balcony, creating a comfortable space to unwind while enjoying leafy surroundings. A spacious bedroom is designed for both comfort and functionality, featuring dual walk-through closets that provide excellent storage while delivering convenient cheater access to the 4-piece bathroom. In-suite laundry adds everyday practicality, keeping household routines simple and efficient. Titled underground parking protects your vehicle year-round, while a titled storage locker provides valuable space for seasonal gear and extras. Residents of this well-maintained building enjoy access to a well-equipped fitness facility and a landscaped courtyard that enhances the sense of community and outdoor enjoyment. Surrounding greenspaces, ponds and walking paths create opportunities for fresh air just steps from the complex, while

nearby Stoney Trail allows efficient travel across the city. Daily errands remain convenient with Aspen Landing and Westhills only minutes away, brings grocery stores, restaurants, cafés and essential services within easy reach. A unique pocket of Calgary where natural surroundings meet urban convenience, this Springbank Hill location supports an active and connected lifestyle.