



**446, 26 Val Gardena View SW  
Calgary, Alberta**

**MLS # A2291319**



**\$264,900**

<b>Division:</b>	Springbank Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	634 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 422
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	M-1 d110
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, High Ceilings, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to effortless condo living in the highly sought-after community of Springbank Hill. This bright and beautifully maintained one-bedroom, one-bathroom home features a thoughtfully designed open-concept layout that blends comfort and functionality. The kitchen offers ample cabinetry, generous counter space, and a raised breakfast bar&mdash;perfect for casual dining or entertaining. It flows seamlessly into the dining and living areas, where large windows fill the space with natural light, creating a warm and inviting atmosphere. Step outside to your private southwest-facing balcony&mdash;an ideal space to relax and enjoy sunny afternoons. The spacious primary bedroom includes a walk-through closet with direct access to a well-appointed 4-piece bathroom, offering both privacy and convenience. In-suite laundry adds to the ease of everyday living. Additional highlights include titled underground parking and titled storage. Residents enjoy a well-managed building with a fitness centre, secure entry, and visitor parking, all within a beautifully landscaped complex. Ideally located just minutes from Aspen Landing Shopping Centre and Westhills Towne Centre, with easy access to parks, pathways, transit, 17th Avenue, and Stoney Trail. The mountains are just a short drive away, making weekend getaways effortless. Perfect for first-time buyers, downsizers, or investors&mdash;this is an exceptional opportunity to own in one of Calgary&rsquo;s most desirable communities.