



**318, 26 Val Gardena View SW
Calgary, Alberta**

MLS # A2299150



\$254,900

Division:	Springbank Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	632 sq.ft.	Age:	2008 (18 yrs old)
Beds:	1	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 422
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-1 d110
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Vinyl Windows		

Inclusions: N/A

STYLISH & FUNCTIONAL WEST SIDE LIVING | PET FRIENDLY | TITLED PARKING + STORAGE | IMMEDIATE POSSESSION AVAILABLE. Welcome to this smartly designed 1 BEDROOM + 1 BATHROOM condo with 632sq.ft., offering an OPEN-CONCEPT LAYOUT in a highly desirable west side community. Perfect for first-time buyers, downsizers, or investors, this home combines comfort, convenience, and exceptional value. Step inside to discover 9’ CEILINGS and a bright, spacious living and dining area—ideal for relaxing or entertaining. The WELL-APPOINTED KITCHEN features AMPLE CABINETRY, GENEROUS COUNTER SPACE, and a durable silgranite sink, making meal prep a pleasure. Work from home with ease thanks to the BUILT-IN DESK / OFFICE NOOK, thoughtfully integrated into the layout. The PRIMARY BEDROOM RETREAT offers a WALK-THROUGH CLOSET leading into a convenient CHEATER ENSUITE, providing both privacy and accessibility. In-suite LAUNDRY adds everyday convenience. Enjoy outdoor living on your PRIVATE PATIO WITH GAS LINE FOR BBQ, perfect for summer evenings. The Robson Summit of Montreux condo complex is PET FRIENDLY (up to 2 pets, dogs under 99 lbs) with LOW CONDO FEES for the unit of \$422 (includes all utilities except electricity). Enjoy the conveniences of having a well equipped FITNESS CENTRE and a BIKE STORAGE ROOM. This is an UNBEATABLE LOCATION: Walk to local amenities including shopping, dining, and services, with easy access to transit and the C-Train. Enjoy nearby pathways and parks, and QUICK ACCESS TO STONEY TRAIL AND THE MOUNTAINS—perfect for weekend getaways. This is your opportunity to own a GREAT VALUE, LOW-MAINTENANCE HOME in

one of Calgary's most sought-after west side communities. BOOK YOUR SHOWING TODAY and find out why this could be a smart move for you!