

**524, 26 Val Gardena View SW**  
**Calgary, Alberta**
**MLS # A2248224**

**\$315,000**

<b>Division:</b>	Springbank Hill		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	714 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 478
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-1 d110
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Ceiling Fan(s), Granite Counters, Open Floorplan		

**Inclusions:** N/A

This move-in ready gem is located in the highly desirable Robson Summit of Montreux complex. Perfectly tucked away in the quiet community of Springbank Hill, you'll enjoy a peaceful setting while being just steps from local shops, services, and with quick & easy access to both the mountains and downtown Calgary. A top-floor end unit that features a thoughtfully designed open concept layout, offering both space and privacy making it ideal for comfortable everyday living. From the moment you step inside, you'll appreciate the inviting atmosphere and notice a pride of ownership throughout the unit. The kitchen is a true highlight, featuring abundant cabinetry, a built-in oven, sleek stovetop, granite countertops, and a convenient breakfast bar. It opens up seamlessly to a spacious dining area with plenty of room for a dining table, perfect for a family dinner or hosting guests. The inviting living room is bathed in natural light from a large window, with direct access to your private balcony &mdash; a perfect spot to enjoy morning coffee or evening sunsets. The two bedrooms are thoughtfully positioned on opposite sides of the unit, making it perfect for hosting guests or creating a private home office. The spacious primary bedroom includes custom built-in closet shelving, while the generous secondary bedroom offers flexibility for various needs. A well appointed 4-piece bathroom and a dedicated in-suite laundry room with extra storage space complete the inside of the unit. Additional perks include an underground parking stall, storage locker, access to a fitness room, and plenty of visitor parking for guests. Experience the best of both worlds with this unit - a quiet retreat in Springbank Hill with easy access to shopping, schools, transit, and the mountains. This is more than just a home, it's a lifestyle you'll love coming back to every day!