

# **\$354,900 - 455, 26 Val Gardena View Sw, Calgary**

MLS® #A2213625

**\$354,900**

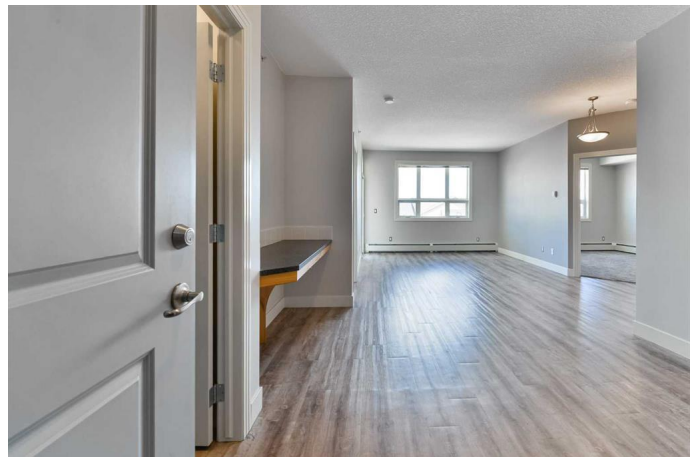
2 Bedroom, 2.00 Bathroom, 823 sqft

Residential on 0.00 Acres

Springbank Hill, Calgary, Alberta

## **2 TITLED, HEATED PARKING STALLS**

included with this bright, spacious, top floor unit in the very desirable complex at the Summit of Montreux includes and is available for immediate possession. An immaculate 2-bedroom, 2-bathroom condo with a welcoming open layout that has been freshly painted and has newer vinyl plank floor in the living room, kitchen and bathrooms and carpet in the bedrooms. The functional kitchen includes premium Bosch oven and cooktop and a raised breakfast bar with modern pendant lighting. Open to a den/desk area with a good-sized living room and access to a balcony with gas line and valley view. The two bedrooms, both with walk through closets and 4-piece ensuite bathrooms are separated from each other by the living room for maximum privacy. Great for hosting guests, roommates or families with a child. The in suite, stacked laundry is in one of the bathrooms with easy access from the kitchen. The reasonable condo fee includes heat, water and sewer and the complex also has a fitness/workout room, bicycle storage. lots of visitor parking. The unit has ample closet storage space and there is also a titled storage unit. A great location within walking distance to the shops and restaurants of Aspen Landing, beautiful trails and minutes to the LRT, Downtown, Westside Rec. Center and an easy drive to the Ring Road to head west to the mountains. This is a fantastic place to call home that is move in condition. Call today for your private viewing!



Built in 2008

## Essential Information

MLS® #	A2213625
Price	\$354,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	823
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	455, 26 Val Gardena View Sw
Subdivision	Springbank Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 5Z5

## Amenities

Amenities	Elevator(s), Parking, Visitor Parking
Parking Spaces	2
Parking	Heated Garage, Parkade, Titled, Underground, Side By Side, Secured
# of Garages	2

## Interior

Interior Features	Elevator, High Ceilings, No Smoking Home, Vinyl Windows, Laminate Counters
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Oven-Built-In, Electric Cooktop
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	5

## Exterior

Exterior Features	Balcony
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 23rd, 2025
Days on Market	30
Zoning	M-1

### **Listing Details**

Listing Office	RE/MAX Complete Realty
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