



**457, 26 Val Gardena View SW  
Calgary, Alberta**

**MLS # A2307447**

**\$388,800**



|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Springbank Hill                                       |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories)                    |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit                           |               |                   |
| <b>Size:</b>     | 957 sq.ft.  | <b>Age:</b>   | 2008 (18 yrs old) |
| <b>Beds:</b>     | 2   | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Garage Door Opener, Side By Side, Titled, Underground |               |                   |
| <b>Lot Size:</b> | -   |               |                   |
| <b>Lot Feat:</b> | -   |               |                   |

|                    |   |                   |          |
|--------------------|---|-------------------|----------|
| <b>Heating:</b>    | Baseboard   | <b>Water:</b>     | -        |
| <b>Floors:</b>     | Carpet, Other, Tile   | <b>Sewer:</b>     | -        |
| <b>Roof:</b>       | -   | <b>Condo Fee:</b> | \$ 629   |
| <b>Basement:</b>   | -   | <b>LLD:</b>       | -        |
| <b>Exterior:</b>   | Other, Stone, Wood Frame  | <b>Zoning:</b>    | M-1 d110 |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -        |
| <b>Features:</b>   | Ceiling Fan(s), Chandelier, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s) |                   |          |

**Inclusions:** TV and Tv bracket in the living room, two dressers in the primary walk-in closet

Welcome to elevated living in Springbank Hill. Perched on the top floor, this beautifully updated corner unit offers panoramic views, high ceiling, incredible natural light, and one of the largest floorplans in the complex. This 2-bedroom, 2-bathroom unit was designed for both comfort and lifestyle, featuring a highly desirable split-bedroom layout that creates the ideal balance of privacy and functionality. From the moment you walk in, the home feels bright, open, and inviting, with a beautifully separated entryway that creates a true sense of arrival before stepping into the main living space. The kitchen blends timeless finishes with everyday practicality, featuring light-toned cabinetry, sleek quartz countertops, custom pendant lighting, and an abundance of cabinetry and storage. Surrounded by windows, the living and dining areas are filled with natural light, creating a warm and airy atmosphere throughout the home. Step outside onto the private balcony, complete with views, a gas BBQ hookup, and plenty of space to relax or entertain &mdash; seamlessly extending your living space outdoors during Calgary's summer evenings. The primary suite feels like a retreat, offering a large walk-in closet and private 4-piece ensuite, while the second bedroom and additional full bathroom are thoughtfully positioned on the opposite side of the home for added privacy. Stylish floating shelving in the dining room, updated flooring throughout, and in-suite laundry, lighting with dimmers, complete the space with both style and function in mind. Additional highlights include two side-by-side titled underground parking stalls, a titled storage locker, fitness/workout room, and ample visitor parking. Located just minutes from Aspen Landing, Montreux shopping, restaurants, the LRT, and Westside Recreation Centre, while also offering close proximity to some of

Calgary's top-rated schools and nearby walking and biking pathways. This is the kind of home that delivers not only on design, but on lifestyle — bright, elevated, and exceptionally well located. Springbank Hill condo living at its best.