



GRASSROOTS
REALTY GROUP

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455, 26 Val Gardena View SW
Calgary, Alberta

MLS # A2319810



\$337,900

Division:	Springbank Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	833 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 565
Basement:	-	LLD:	-
Exterior:	Mixed, Stone, Wood Frame	Zoning:	M-1 d110
Foundation:	-	Utilities:	-
Features:	Laminate Counters, Open Floorplan, Soaking Tub, Walk-In Closet(s)		

Inclusions: N/A

Enjoy the good life in this professionally managed and charming, top floor 2 bedrooms, 2 bathroom, 833 sq. ft. condo situated in trendy Springbank Hill on Calgary's SW edge. No need to worry about mowing the lawn or shoveling snow as common area maintenance takes care of those details. The condo features an open floor plan with light vinyl plank flooring throughout. The unit is well windowed and high ceilinged which makes for a bright cheery vibe. The kitchen is practical with ample cabinet space, a Bosch built-in oven and cooktop, over the stove microwave hood fan, laminate countertops and tiled backsplash. There is a sit-down dining area, but the kitchen also offers a breakfast bar which provides additional seating. The living room is centered in the unit and separates the primary and second bedroom. Each carpeted bedroom presents with a walk-through closet, and each has its own 4-pc. ensuite. This gives everyone their own private space. The second bedroom also contains in suite laundry facilities adjacent to the bathroom. The laundry can also be accessed from the kitchen side. A balcony with a barbecue gas line hookup is an excellent perch from which to watch the world go by as you enjoy your morning coffee. Additional perks of condo living include a workout room, two underground titled, heated parking stalls, a titled storage unit and ample parking space for visitors. Excellent positioning for this condo complex includes quick access to Stoney and Sarcee Trails & making it easy to get out of town and to 85th Street SW and 17th Avenue SW & making it easy to access Aspen Landing with its numerous shops and restaurants. Also close to schools, playgrounds, transit and Ambrose University. Give this property serious consideration as it will not last.

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