

**453, 26 Val gardena View SW**  
**Calgary, Alberta**

**MLS # A2181923**



**\$375,000**

<b>Division:</b>	Springbank Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	824 sq.ft.	<b>Age:</b>	2008 (16 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Parkade, Secured, Side By Side, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 573
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Smoking Home, Open Floorplan		

**Inclusions:** N/A

Open House Sunday Dec. 15th 1pm-3pm. For a peaceful, quiet home life, move into this top-floor unit in the prestigious community of Springbank Hill. Featuring high ceilings and an open floor plan, the spacious living and kitchen area is bright with natural sunlight from the unobstructed exterior windows. A built-in desk with dark wood shelving fits agreeably with the space. The kitchen's comfortable design features a peninsula-style kitchen island with breakfast bar seating, plenty of cabinetry, an electric cooktop, and a built-in oven to make kitchen work feel less strenuous. The Primary Bedroom connects to a 4-piece ensuite bathroom through a spacious walk-in closet. The Secondary bedroom has additional built-in storage cupboards and is connected to a second 4-piece bathroom via a modest walk-in closet. This bathroom includes extra storage shelving and shares space with the in-suite washer and dryer, so you can close off the washroom to mute the machine when the laundry is going. The large balcony overlooking the complex has a gas BBQ hookup and roughed-in air-conditioning. Additional features of this prized top floor unit are TWO titled, heated parking stalls with electrical plugins, and an external titled storage locker. Building features include a fully-equipped fitness centre and walking paths around the stately property. Springbank Hill is a fantastic safe community where nearby amenities include various shopping, restaurants, schools, community walking trails and a quick drive out of the city for your mountain getaways.