

**415, 26 Val Gardena View SW**  
**Calgary, Alberta**

**MLS # A2317345**



**\$308,000**

<b>Division:</b>	Springbank Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	841 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 573
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	M-1 d110
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

TWO titled heated underground parking stalls & TWO titled storage lockers! Welcome to the Summit of Montreux in sought-after Springbank Hill! This bright and spacious top-floor 2-bedroom, 2-bathroom unit offers an exceptional layout with bedrooms thoughtfully positioned on opposite sides, each featuring its own walk-through closet and private 4-piece ensuite, perfect for privacy, guests, or roommates. Natural light pours into the open-concept living space, highlighting the well-appointed kitchen with ample counter space, ideal for everyday living and entertaining. Step out onto your private southeast-facing balcony with a gas hookup, perfect for BBQ while enjoying expansive, unobstructed views. This unit truly stands out with TWO titled heated underground parking stalls, including one conveniently located right beside the elevator, and TWO titled storage lockers, a rare and valuable feature. Additional highlights include: In-suite brand new laundry (washer 2026 & dryer 2026), New window blinds (2026), Generous in-unit storage space. Access to a fully equipped fitness facility, bicycle storage, visitor parking, and a private courtyard. Located just steps from the shops and dining of Aspen Landing Shopping Centre, and close to walking paths, natural green spaces, schools, and transit. Minutes from Westside Recreation Centre, the LRT, downtown Calgary, and quick access to the mountains via Stoney Trail. Move-in ready and available for immediate possession. This is a fantastic opportunity to enjoy comfort, convenience, and lifestyle in one of Calgary's most desirable communities. Book your private showing today!