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GRASSROOTS REALTY GROUP

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442, 26 Val Gardena View SW Calgary, Alberta

MLS # A2346110



$339,000

Division:	Springbank Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	934 sq.ft.	**Age:**	2008 (18 yrs old)
Beds:	2	**Baths:**	2
Garage:	Heated Garage, Oversized, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	**Water:**	-
Floors:	Carpet, Ceramic Tile	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 613
Basement:	-	**LLD:**	-
Exterior:	Other, Stone, Wood Frame	**Zoning:**	M-1 d110
Foundation:	-	**Utilities:**	-
Features:	High Ceilings, No Smoking Home, Storage, Walk-In Closet(s)		

Inclusions: BBQ, Patio Furniture

NEW PRICE! EXCEPTIONAL VALUE IN SPRINGBANK HILL! This is the one you’ve been waiting for at Robson Summit. One of the largest floor plans in the building, this sun-filled corner residence delivers the space, light and layout that are so hard to find in condo living.From the moment you step inside, this home feels different. A proper entryway creates a sense of arrival and separation from the main living spaces. With south, southwest and west exposures, natural light pours into the home throughout the day. 9-foot ceilings, oversized windows and a spacious open living area make the entire home feel bright, airy and inviting. The kitchen is built for real life—and entertaining—with an abundance of cabinetry and storage, quality appliances and a large eat-up island that connects effortlessly to the living and dining spaces. Step outside onto the oversized private balcony with a gas hookup, with plenty of room for summer dinners, morning coffee and evenings with friends. And the layout? One of the best parts. The bedrooms are thoughtfully positioned on opposite sides of the home, creating privacy where you want it. The spacious primary features an oversized closet and private 4-piece ensuite, while the second bedroom offers semi-ensuite access to the second full bathroom—ideal for guests, a roommate or a dedicated home office. The home has also been refreshed with brand-new carpet and offers in-suite laundry and excellent storage throughout. Add a larger titled underground parking stall plus separate titled storage, and this home checks the boxes that matter. All of this in Springbank Hill, just minutes from Aspen Landing, Westside Recreation Centre, LRT access, restaurants, cafés, shopping and everyday conveniences, with easy access to major roadways and downtown. More space. More light. A

better layout. This isn’t your typical condo—and once you step inside, you’ll understand why.

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