



THE
A-TEAM

**RE/MAX
FIRST**

26 VAL GARDENA View #202, Calgary T3H 5Z5

MLS® #: **A2152000** Area: **Springbank Hill** Listing Date: **07/23/24** List Price: **\$397,500**
 Status: **Active** County: **Calgary** Change: **-\$2k, 24-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2008**
Lot Information
 Lot Sz Ar:
 Lot Shape:

DOM

151
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Low-Rise(1-4)**

Finished Floor Area
 Abv Sqft: **946**
 Low Sqft:
 Ttl Sqft: **946**

Parking
 Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Parkade,Titled,Underground**

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony**
 Construction: **Stone,Stucco,Wood Frame**
 Flooring: **Carpet,Ceramic Tile**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Built-In Oven,Dishwasher,Electric Stove,Microwave,Refrigerator,Washer/Dryer Stacked**
 Int Feat: **Breakfast Bar,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	4`11" x 8`1"	4pc Ensuite bath	Main	5`0" x 7`10"
Bedroom	Main	12`2" x 12`10"	Bedroom - Primary	Main	12`10" x 10`6"
Dining Room	Main	12`1" x 10`9"	Kitchen	Main	8`2" x 12`10"
Living Room	Main	12`2" x 13`3"			

Legal/Tax/Financial

Condo Fee: **\$629** Title: **Fee Simple** Zoning: **M-1 d110**

Fee Freq:
Monthly

Legal Desc: **0810535**

Remarks

Pub Rmks: **Welcome to the Robson Summit of Montreux, located in the sought after community of Springbank Hill. This beautiful 2 bedroom, 2 bathroom unit boasts one of the most spacious layouts in the building. As you enter, you are greeted by the living space which is flooded with natural light streaming through a large window, offering beautiful views both from inside your home as well as from your private balcony. The well-appointed kitchen features a new Bosch dishwasher, new microwave, Whirlpool refrigerator, Bosch wall oven and cooktop with ample storage. The primary bedroom is a generous size and offers a walk in closet as well as a 4 piece ensuite. The second bedroom is conveniently located adjacent to the second 4 piece bathroom. The laundry room is equipped with a brand new stacked washer and dryer for your convenience. This unit is complete with heated, secure, titled underground parking (stall 236) as well as a titled storage locker (407). The Robson has a fully equipped gym for your use. The location can not be beat and offers not just a place to live, but a lifestyle. With easy access to Aspen Landing, restaurants, shopping, West Side Recreation Centre, schools the LRT, and biking and walking paths, you'll have everything you need right at your doorstep. Don't miss the opportunity to make this exquisite property your new home.**

Inclusions: **N/A**
Property Listed By: **Century 21 Bravo Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







