



THE
A-TEAM

**RE/MAX
FIRST**

26 VAL GARDENA View #523, Calgary T3H 5Z5

MLS® #: **A2163735**

Area: **Springbank Hill**

Listing Date: **09/07/24**

List Price: **\$355,000**

Status: **Pending**

County: **Calgary**

Change: **-\$20k, 01-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2008**

Finished Floor Area

Abv Sqft: **836**
Low Sqft:
Ttl Sqft: **836**

DOM

74
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Underground

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony**

Construction: **Wood Frame**
Flooring: **Carpet, Ceramic Tile**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**
Int Feat: **Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	9`3" x 9`0"
Living Room	Main	12`1" x 10`7"
Laundry	Main	5`7" x 2`7"
Den	Main	6`0" x 2`8"
Bedroom	Main	10`1" x 10`0"
4pc Ensuite bath	Main	8`2" x 4`11"

Room	Level	Dimensions
Dining Room	Main	15`0" x 7`8"
Foyer	Main	10`4" x 6`2"
Balcony	Main	9`8" x 5`8"
Bedroom - Primary	Main	12`4" x 10`11"
4pc Bathroom	Main	8`0" x 4`8"

Legal/Tax/Financial

Condo Fee:
\$549

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1 d110

Legal Desc: **0810535**

Remarks

Pub Rmks: **Welcome to this stunning 2-bedroom, 2-bathroom corner unit in Springbank Hill, offering approximately 840 square feet of modern living space in the prestigious community. This beautiful unit not only provides a comfortable and stylish living environment but also immerses you in one of Calgary's most desirable neighborhoods. Step into this thoughtfully designed apartment and immediately feel at home. The open-concept layout allows for seamless flow between the living, dining, and kitchen areas, making it ideal for both relaxation and entertaining. The living room is bright and airy, with large windows that invite in plenty of natural light & mountain view, creating a warm and welcoming atmosphere. Whether you're hosting friends or enjoying a quiet evening in, this space is perfect for all occasions. The kitchen is a chef's delight, featuring sleek countertops and ample cabinetry. Whether you're whipping up a quick meal or preparing a gourmet dinner, this kitchen has everything you need to make cooking a pleasure. The two spacious bedrooms are located on opposite sides of the unit for added privacy. Unit also comes with convenient in-suite laundry, a private balcony for enjoying the fresh air, and secure underground parking(2 Titled Underground Parking), adding to the overall comfort and convenience of living here. Beyond the walls of this beautiful apartment, you'll find yourself in the heart of Springbank Hill - one of Calgary's most sought-after communities. This neighborhood offers a perfect blend of natural beauty and urban convenience. Surrounded by scenic views, walking paths, and parks, Springbank Hill is a haven for outdoor enthusiasts. Enjoy morning jogs, weekend hikes, or peaceful evening strolls through the picturesque landscape. Springbank Hill is also home to top-rated schools, making it an ideal location for families. You'll find a variety of shopping centers, restaurants, and cafes just minutes away, providing everything you need right at your doorstep. With easy access to major roadways and public transit, commuting to downtown Calgary or exploring the surrounding areas is quick and hassle-free. Whether you're a young professional, a growing family, or someone looking to downsize without compromising on quality, this apartment has something to offer everyone. Don't miss your chance to live in this fantastic unit in the heart of Springbank Hill.**

Inclusions:
Property Listed By: **N/A**
Sunflower Realty & Property Management Inc.

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





