

**26 VAL GARDENA View #344, Calgary T3H5Z5**

MLS® #: **A2171896**      Area: **Springbank Hill**      Listing Date: **10/09/24**      List Price: **\$273,500**  
 Status: **Active**      County: **Calgary**      Change: **-\$5k, 08-Nov**      Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:

Lot Feat:  
 Park Feat: **Underground**

Finished Floor Area

Abv Sqft: **626**  
 Low Sqft:  
 Ttl Sqft: **626**

DOM

**43**  
Layout  
 Beds: **1 (1 )**  
 Baths: **1.0 (1 0)**  
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Concrete,Mixed,Other,Stone,Stucco,Wood Siding**  
 Heating: **Forced Air,Natural Gas**      Flooring: **Carpet,Ceramic Tile,Hardwood**  
 Sewer:      Water Source:  
 Ext Feat: **Balcony**      Fnd/Bsmt:  
 Kitchen Appl: **Dishwasher,Electric Oven,Garage Control(s),Microwave,Refrigerator,Washer/Dryer Stacked,Window Coverings**  
 Int Feat: **Breakfast Bar,Ceiling Fan(s),Closet Organizers,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	11`10" x 11`6"	Dining Room	Main	9`10" x 14`5"
Bedroom	Main	11`8" x 10`4"	4pc Bathroom	Main	9`5" x 8`0"
Kitchen	Main	8`3" x 8`3"			

Legal/Tax/Financial

Condo Fee: **\$430**      Title: **Fee Simple**      Zoning: **M-1**  
 Fee Freq:

Monthly

Legal Desc: 0810535

Remarks

Pub Rmks: **HIGHLIGHTS: Ground Floor overlooking detached homes, affluent neighbourhood, South Facing Unit, Titled Parking & Storage, Great Kitchen with lots of counter space. WRITE-UP: This stunning one-bedroom condo in the picturesque Robson Summit of Montreux offers breathtaking, unobstructed city views in the sought-after Springbank Hill community. With an array of lifestyle amenities nearby—including scenic walking paths, a yoga and spin studio, restaurants, shops, and a Safeway—all within walking distance, you'll enjoy ultimate convenience. The condo features 9-foot ceilings, a well-equipped kitchen with ample storage, and a four-piece bathroom with a cheater door to the bedroom. Additional highlights include a titled parking stall, a storage unit in the parkade with a fitness center, secure bicycle storage, and plenty of visitor parking, all with affordable condo fees.**

Inclusions: N/A  
Property Listed By: eXp Realty

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











