



THE
A-TEAM

**RE/MAX
FIRST**

26 VAL GARDENA View #532, Calgary T3H 5Z5

MLS® #: **A2178189** Area: **Springbank Hill** Listing Date: **11/14/24** List Price: **\$382,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **872**
 Low Sqft:
 Ttl Sqft: **872**

DOM

7
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Penthouse**

Lot Information

Lot Sz Ar:
 Lot Shape:

Parking

Ttl Park: **1**
 Garage Sz:

Access:

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

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone, Stucco, Wood Frame**
 Heating: **Baseboard** Flooring: **Carpet, Ceramic Tile, Hardwood**
 Sewer: Water Source:
 Ext Feat: **Balcony** Fnd/Bsmt:
 Kitchen Appl: **Dishwasher, Dryer, Electric Cooktop, Microwave Hood Fan, Oven-Built-In, Refrigerator, Washer, Window Coverings**
 Int Feat: **Granite Counters, High Ceilings, Open Floorplan, See Remarks, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	4`11" x 7`9"	4pc Ensuite bath	Main	8`4" x 4`11"
Balcony	Main	17`0" x 6`4"	Bedroom	Main	10`0" x 16`4"
Bedroom	Main	12`10" x 10`4"	Dining Room	Main	9`6" x 10`2"
Foyer	Main	3`11" x 4`9"	Kitchen	Main	8`4" x 8`10"
Living Room	Main	13`5" x 11`1"			

Legal/Tax/Financial

Condo Fee: **\$589** Title: **Fee Simple** Zoning: **M-1**
 Fee Freq: **Monthly**

Legal Desc:

0810535

Remarks

Pub Rmks:

This is the one you have been waiting for - Enjoy GORGEOUS MOUNTAIN VIEWS from this Corner Penthouse 2 bedroom, 2 bathroom suite complete with its own palatial Turret. Upgraded and lovingly maintained during its ownership, this move-in ready home features an heigh ceilings and an impressive layout, including one of the largest balconies. The Open floor plan hosts a customised kitchen with granite counters and built-in appliances including a new microwave hood fan, raised breakfast bar area opening onto the "turreted" dining area with spectacular MOUNTAIN VIEWS. The spacious living room opens onto the large balcony with gas hook up and views across to the Montreux Shopping area and beyond. The primary bedroom features more MOUNTAIN VIEWS, walk in closet and full ensuite. The second bedroom is also spacious and features a door to access the balcony area. Main bathroom and in suite laundry complete the floor plan. Thus unit also comes complete with titled underground parking (P2 #350)and a tilted storage locker (P2 #513). This complex has tranquil courtyards, a fully equipped fitness room, lots of visitor parking and additional bike storage. **BONUS:** Access to this unit is easy - parking on Val Gardena Boulevard, enter through door B and straight up to the elevator!

Inclusions:

NA

Property Listed By:

RE/MAX Realty Professionals

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









