



THE
A-TEAM

**RE/MAX
FIRST**

26 VAL GARDENA View #453, Calgary T3H 5Z5

MLS® #: **A2181923**

Area: **Springbank Hill**

Listing Date: **12/12/24**

List Price: **\$375,000**

Status: **Active**

County: **Calgary**

Change: **None**

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:

Heated Garage, Parkade, Secured, Side By Side, Titled, Underground

Finished Floor Area

Abv Sqft: **824**
Low Sqft:
Ttl Sqft: **824**

DOM

9

Layout

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

Parking

Ttl Park: **2**
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Baseboard**
Sewer:
Ext Feat: **BBQ gas line**

Construction: **Stone, Stucco, Wood Frame**
Flooring: **Carpet, Linoleum**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**
Int Feat: **High Ceilings, No Smoking Home, Open Floorplan**
Utilities:

Room Information

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

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$573

Fee Simple

M-1

Fee Freq:

Monthly

Legal Desc: 0810535;134

Remarks

Pub Rmks: **Open House Sunday Dec. 15th 1pm-3pm. For a peaceful, quiet home life, move into this top-floor unit in the prestigious community of Springbank Hill. Featuring high ceilings and an open floor plan, the spacious living and kitchen area is bright with natural sunlight from the unobstructed exterior windows. A built-in desk with dark wood shelving fits agreeably with the space. The kitchen's comfortable design features a peninsula-style kitchen island with breakfast bar seating, plenty of cabinetry, an electric cooktop, and a built-in oven to make kitchen work feel less strenuous. The Primary Bedroom connects to a 4-piece ensuite bathroom through a spacious walk-in closet. The Secondary bedroom has additional built-in storage cupboards and is connected to a second 4-piece bathroom via a modest walk-in closet. This bathroom includes extra storage shelving and shares space with the in-suite washer and dryer, so you can close off the washroom to mute the machine when the laundry is going. The large balcony overlooking the complex has a gas BBQ hookup and roughed-in air-conditioning. Additional features of this prized top floor unit are TWO titled, heated parking stalls with electrical plugins, and an external titled storage locker. Building features include a fully-equipped fitness centre and walking paths around the stately property. Springbank Hill is a fantastic safe community where nearby amenities include various shopping, restaurants, schools, community walking trails and a quick drive out of the city for your mountain getaways.**

Inclusions: N/A
Property Listed By: eXp Realty

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











