



## 26 Val Gardena View Calgary Alberta

\$299,800

TOP FLOOR | WEST END UNDER \$300k | FRESH RENO'S | LARGE BALCONY WITH GAS LINE | IN-SUITE LAUNDRY | TITLED PARKING & STORAGE | FITNESS CENTRE | BEAUTIFUL COURTYARDS | Beautiful TOP FLOOR unit in an outstanding location within prestigious Springbank Hill. This move-in ready home is well laid out and quiet with no neighbours above! Well maintained and extremely clean with a neutral colour pallet there's nothing for you to do but move right in! Gleaming laminate throughout, no carpet further adds to this outstanding home's allure. The kitchen inspires culinary adventures featuring built-in appliances, a plethora of beautiful cabinetry and a raised breakfast bar on the peninsula island to gather casually. Brand New Quartz counter-tops/ Adjacently, the dining area provides ample space for entertaining or convening over a delicious meal. A handy nook area creates a wonderful space for work, study, hobbies or gaming. Relaxation is easily achieved in the bright living room where an oversized window frames mature trees. Outside the expansive balcony is ideally covered and equipped with a gas line encouraging weekend barbeques with family and friends. The bedroom is a true owner's sanctuary thanks to dual walk-in closets that lead to the stylish 4-piece bathroom and beyond to the convenient in-suite laundry. Titled underground parking and a tilted storage locker add to your comfort. This well run complex has tranquil courtyards, a fully equipped fitness room and additional bike storage freeing up space in your own storage unit. Phenomenally located directly across the street to a variety of amenities. Mere minutes to Aspen Landing Shopping Centre, the Westside Rec Centre, the LRT Station and several enviable golf courses - Pinebrook Golf & Country Club, Elbow Springs Golf Club and The Glencoe Golf & Country Club. Close to Stoney Trail for a quick getaway to the mountains too!...

Kitchen 9.25 Ft x 8.83 Ft

Living room 13.42 Ft x 11.58 Ft

Dining room 11.50 Ft x 9.08 Ft

Other 12.42 Ft x 6.25 Ft

Laundry room 9.33 Ft x 7.92 Ft

Primary Bedroom 11.58 Ft x 10.17 Ft

Other 7.25 Ft x 4.50 Ft

4pc Bathroom Measurements not available

Listing Presented By:



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eXp Realty

**RE/MAX Realty Professionals**

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