

**440, 26 Val Gardena View SW
Calgary, Alberta****MLS # A2214124****\$355,000**

Division:	Springbank Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	843 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard
Floors:	Carpet, Vinyl
Roof:	Asphalt Shingle
Basement:	-
Exterior:	Stone, Stucco, Wood Frame
Foundation:	-
Features:	Breakfast Bar, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	\$ 557
LLD:	-
Zoning:	M-1
Utilities:	-

Inclusions: N/A

Are you looking for an executive style condo with 2 bedrooms and 2 bathrooms? What about in the quiet community of Springbank Hill, steps from shopping and with easy access to the mountains? Welcome to The Summit of Montreux, with bright West facing exposure, updated flooring and an open floor plan. The kitchen has plentiful counter space, an eat up bar, excellent storage and unlike most condos - a built in Bosch wall oven, and a Bosch dishwasher. High ceilings, large windows, and neutral paint compliment the LVP flooring and make this home even more inviting. The built-in desk nook area can either play host to a home office space or become a fabulous coffee bar or beverage center. Enjoy summer nights or morning coffee on the covered balcony. The bedrooms are on either side of the home, and both offer ensuite bathroom access. Updated laundry, and in addition to the unit storage, there is a titled storage locker and heated underground titled parking stall. Whether you are staying in the community and rightsizing your life or are looking to relocate to the premiere West of Sarcree neighbourhoods - this is a great option. With easy access to Stoney Trail, Bow Trail and 17th, you can either be in the mountains within an hour or downtown in 20 minutes. Convenient transit access gets you to the 69th street station in mere minutes, and Aspen Landing has all your shopping needs covered. Call your trusted agent to book your private showing and get in before She Gon'squo;!